

Application ref: 2017/0891/P
Contact: Gideon Whittingham
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Date: 10 October 2018



Development Management
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von Preussen Pease Reynolds Architects Ltd.
Unit 12
5 Durham Yard
London
E2 6QF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
133 Brecknock Road
LONDON
N19 5AE

Proposal:

Erection of single storey 2 bedroom dwelling involving excavation and landscaping with entrance off Ospringe Road.

Drawing Nos: Location Plan - 092_A_01_P2; 092_A_01_10 P2; 092_A_01_11 P2;
092_A_02_01 P2; 092_A_02_02 P2; 092_A_02_03 P2; 092_A_03_01 P2;
092_A_03_02 P2; 092_A_03_03 P2; 092_A_04_01 P2; Prop: 092_A_01_01 Site Plan
P2; 092_A_01_10 P2; 092_A_01_11 P2; 092_A_02_01 P2; 092_A_02_02 P2;
092_A_02_03 P2; 092_A_03_01 P3; 092_A_03_02 P3; 092_A_03_03 P3;
092_A_04_01 P2; Design & access Statement, 1 to 4 March 2017 (Rev 4);
Arboricultural Development Statement, CBA10696 v1B, James Youngman via vPPR
Architects, 092: 133-137 Brecknock Road.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan - 092_A_01_P2; 092_A_01_10 P2; 092_A_01_11 P2; 092_A_02_01 P2; 092_A_02_02 P2; 092_A_02_03 P2; 092_A_03_01 P2; 092_A_03_02 P2; 092_A_03_03 P2; 092_A_04_01 P2; Prop: 092_A_01_01 Site Plan P2; 092_A_01_10 P2; 092_A_01_11 P2; 092_A_02_01 P2; 092_A_02_02 P2; 092_A_02_03 P2; 092_A_03_01 P3; 092_A_03_02 P3; 092_A_03_03 P3; 092_A_04_01 P2; Design & Access Statement, 1 to 4 March 2017 (Rev 4); Arboricultural Development Statement, CBA10696 v1B, James Youngman via vPPR Architects, 092: 133-137 Brecknock Road.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Typical plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Samples and manufacturer's details of typical window and door frames, glazing, balustrades and roofing materials.
 - c) A panel of facing brickwork, measuring no less than 1.5m x 1.5m, demonstrating the proposed colour, texture, face-bond and pointing.
 - d) Timber cladding

The approved panels shall be retained on site until the work has been completed.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to ensure a satisfactory standard of development that safeguards the character and appearance of the area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The new house hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H1 and H6 of the London Borough of Camden Local Plan.

- 5 Prior to the commencement of construction/demolition works on site, tree

protection measures shall be installed in accordance with approved drawings contained within the arboricultural report ref. CBA10696 v1B by CBA Trees dated March 2017. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details. The protection measures shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-F)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 8 Before the development commences, details of secure and covered cycle storage area for two cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility

as approved shall be provided prior to the first occupation of the new unit and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the first occupation of the building, a plan (showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof) and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 12 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan June 2017.

Informative(s):

- 1 Reasons for granting approval.

The application comprises the erection of a new 2 bedroom residential dwelling including 2 sunken courtyards at the rear of Nos.133 to 137 Brecknock Road and bounded by Ospringe Road and Montpelier Grove. The application site encompasses parts of the existing large rear gardens of 3 x 3-storey properties. There are several infill dwellings within the immediate locality meaning that the proposal is not considered out of keeping with the local character of development.

The proposed single-storey house has an irregular footplate and would be located south of Ospringe Road and on the eastern side of Montpelier Grove and north of The Poplars, a 4-storey residential block. The single-storey

dwelling comprises 108sqm and would be subordinate to the adjacent buildings in both scale and proportions. It does so by incorporating irregular angles, part flat and part sloped roofs that rise from behind the existing 2m height brick boundary walls along Ospringe Road and Montpelier Grove and the new-shared boundary walls of the application host buildings. It would also include charred timber cladding to the central structure along with glazed elements to help it sit among the traditional and ordered palette of the principal buildings; including a sedum green roof to be visually discrete. The contemporary design responds to the open character and appearance of the neighbouring buildings, which are less imposing but of modernist form. The proposed flat-roof ridge would stand approximately 3.28m above the existing ground level. The sloped sections of the roofs would slope away and have long eaves along the new boundary with the rear of the Brecknock Road gardens. The angled side boundary of The Poplars would have the lowest point of the eaves at a height of 1.88m. The depth of the house would align with the front and rear building lines of houses along Montpelier Grove to harmonise with those buildings and from the garden of No.131 Brecknock Road.

The irregular angled form of the house also addresses amenity issues and achieves well-lit internal accommodation with a modest visual impact in the surroundings in long and short views. A significant proportion of the proposed new house would be largely obscured from view from the public realm and provide some limited private views that would ensure no harm to neighbouring occupiers' amenity at Nos.133 to 137 Brecknock Road.

The dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The living accommodation has been designed to incorporate all the necessary criteria to meet designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings.

New private amenity space is provided, affording the occupiers good outlook. The retained rear gardens to Nos.133 -137 are 77sqm, 68sqm and 78sqm. The proposed house would be located outside the Kentish Town Conservation Area and not give rise to any adverse impact to its character or appearance and is considered acceptable.

- 2 The proposed dwelling is likely to generate additional on-street parking demand therefore a Section 106 legal agreement has been entered into for car-free housing; along with a financial contribution to highways repair works post construction. The proposal would likely involve a significant amount of construction works. A Construction Management Plan and implementation fee (£1,140) are secured through the S106. Two cycle storage spaces would be provided within the front garden at ground floor level and their details would be secured via condition.

No trees are proposed to be removed from the rear gardens to facilitate the development. The submitted arboricultural report has demonstrated that no surrounding trees would be compromised from the site's development. A condition is attached to ensure the development would mitigate harm.

One objection was received prior to making this decision. This and the site's

planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, C6, CC1, CC2, CC3, CC5, D1, DM1, H1, H3, H6, H7, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £4615 (92.3sqm x £50) for the Mayor's CIL and £46150 (92.3sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts

(Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

