

Application ref: 2018/0166/P
Contact: Ben Farrant
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Date: 11 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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John Stebbing Architects Ltd
Unit 2B, Barton Road Trading Estate
Barton Road
Bury St Edmunds
IP32 7BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
8 Bracknell Gardens
London
NW3 7EB

Proposal:

Roof extension to provide 1 x 1 bed flat including alteration to side roof dormer including 1 x rooflight; extend and infill roof valley with flat roof addition with 5 x rooflights; and installation of 2 x rooflights to both front and rear roofslopes.

Drawing Nos: 2152.01, 2152.02A & 'Design and Access Statement' by John Stebbing Architects (unnumbered)

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2152.01, 2152.02A & 'Design and Access Statement' by John Stebbing Architects (unnumbered).

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

Informative(s):

- 1 Reason for granting permission

Proposed is the formation of 1 x 1 bed flat within the roof space of the property. The proposal includes the infilling of an existing side dormer, extension and infill to the current roof valley, including lightwell/courtyard, and the installation of 10 no. roof lights.

Whilst the proposed roof additions are larger than those which would typically be permitted within the Borough, and particularly within a conservation area, given the height of the alterations coupled with the topography of the area and close proximity of the houses along this stretch of Bracknell Gardens, the alterations at roof level would be barely discernible from street level. It is considered that the alterations, whilst of a large scale, would not result in harm to the character and appearance of the property, and would serve to preserve the character, appearance and historic interest of the conservation area. On this basis, the design of the external alterations is considered to be acceptable in the unusual instance.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed unit with a GIA of 58sq. m would exceed the minimum space standard of 50sqm for a single storey 1 bedroom 2 person unit as required by National Housing Space Standards. The proposed bedroom would also exceed the Council's minimum space standard of 11.5sqm for a double occupancy bedroom. It is however noted that the internal height of the flat is low, having a maximum floor to ceiling height of 2.15m, failing to comply with the National Space Standards document which requires a minimum of 2.3m for at least 75% of the accommodation. It is acknowledged however that the accommodation would otherwise be acceptable in terms of daylight, sunlight, and outlook, and would provide an acceptable quality of accommodation in all other respects. Given the above, and that the proposal is for the subdivision of an existing unit (rather than a new build), on balance, the proposal is considered to provide an acceptable level of accommodation.

It is considered that the proposal would not result in undue harm to the residential amenities of neighbouring occupiers. Whilst it is acknowledged that amenity space is proposed, given its scale, coupled with the residential use of the flat, it is considered that this would unlikely result in large gatherings of people and associated noise issues.

Cycle and waste storage details have been provided, however the cycle storage does not appear to be secured or sheltered; further details are required by condition.

One comment was received on the grounds of the condition of the property, lack of management of the property and noise resulting from the roof terrace. It is considered however that the physical condition of the property and its management are not material considerations in the determination of this application, and given the scale and residential use of the roof terrace, it is unlikely to result in unduly harmful levels of noise.

The planning history of the site and surrounding area has been considered when determining this application.

The proposed units shall be 'car free developments' restricting parking permits of future occupiers through a S106 agreement in accordance with Policy T2 of the Camden Local Plan.

As such, the proposed development is in general accordance with policies H1, C5, A1, D1, D2 and T2 of the London Borough of Camden Local Plan 2017, The London Plan (2016) and the National Planning Policy Framework (2012).

- 2 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).
- 3 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.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL

payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 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.
- 7 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