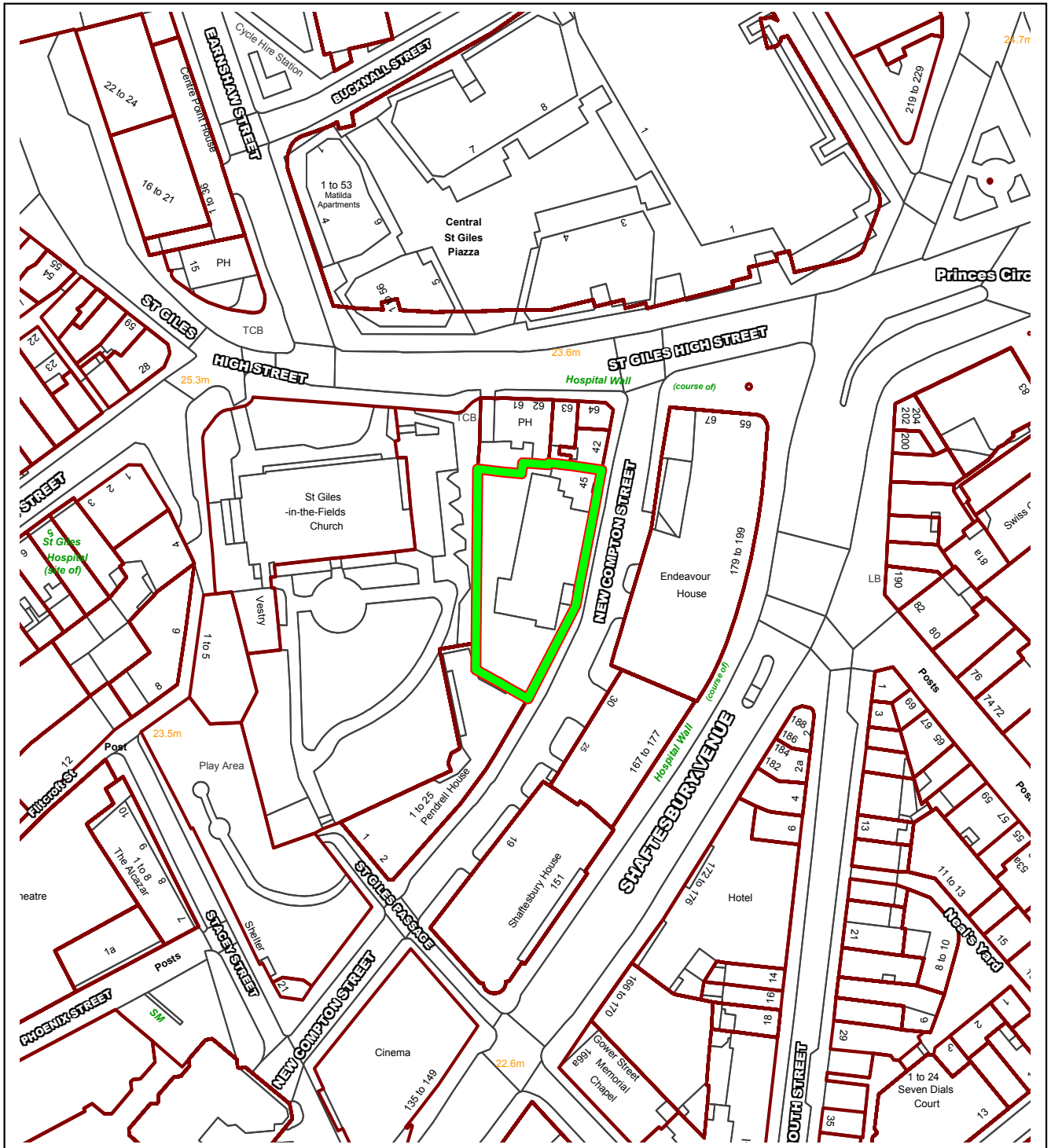


2017/7069/P – 45 New Compton Street



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Photo 1 – View south from junction of St. Giles High St and New Compton St



Photo 2 – View north from opposite Pendrell House looking towards Central St Giles development



Photo 3 – View of rear elevation of building



Photo 4 – View showing relationship between rear elevations of properties on St Giles High Street and application site

Delegated Report		Analysis sheet		Expiry Date:		12/02/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		09/03/2018	
Officer				Application Number(s)			
Kristina Smith				2017/7069/P			
Application Address				Drawing Numbers			
45 New Compton Street London WC2H 8DF				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed; 1 x 3bed; 1 x 4bed) with balcony/terrace area to existing residential block (Class C3)							
Recommendation(s):		Grant Conditional planning permission subject to s106 Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p>Publicity</p> <ul style="list-style-type: none"> • 3 site notices were displayed between 15th February and 9th March 2018 • A press advert was published between 25th January and 15th February 2018 <p>Responses</p> <ul style="list-style-type: none"> • Objections have been received from Flat 10, Flat 23, 45 New Compton St; no's 10, 17 and 25 Pendrell House and no.63 St Giles High St on the following grounds: <p><u>Design and Conservation</u></p> <ul style="list-style-type: none"> • The building will be visually overbearing. It is an inappropriate design for this part of central London especially as its part of Covent Garden and next to a wonderful park and church • Such an extension of the building would be totally out of keeping with the neighbouring properties, which are all at the moment the of same height or smaller • The development will have a negative impact upon a precious and at risk conservation area. • Inspectorate previously refused plans based on impact on Conservation Area • Structural concerns about weight of additional floor on supporting pillars <p><i>Officer Response: Please see section 7 of report</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> • The extension will lead to a loss of privacy, loss of daylight and will certainly impact on the peaceful enjoyment of our home. • The development works would cause yet more noise nuisance, dirt, dust and disruption to residents in a narrow street busy with business traffic. • Cumulative impact of this proposal and others in surrounding area will make noise <p><i>Officer Response: Please see section 8 of report</i></p> <p><u>Transport</u></p> <ul style="list-style-type: none"> • New Compton Street is already a busy, narrow and congested road; this additional concentration of traffic and roadside parking will cause traffic 			

problems and create a safety hazard for other motorists

- Parking will be adjacent to our home causing noise, pollution and dust at all times of the day and night.

Officer Response: Please see section 9 of report

Trees

- The development will threaten the mature trees in the churchyard.
- Loss of trees will mean more adverse affects from carbon monoxide pollution and would change the look of the place. The trees are used by birds which should be protected in such a built up area.

Officer Response: Please see section 10 of report

Housing

- No affordable housing proposed
- Concerned proposal will result in increase in council rents to point the units will not be affordable.
- Units would not meet space standards
- Convulated access route to reach the fifth floor units involving lift to fourth floor and then walk to opposite end of building
- Waste disposal system is under immense pressure as it is – will not sustain further 3 flats

Officer Response: Please see section 6 of report

Procedural matters

- No site notice displayed or letter sent to residents.

Officer Response: See publicity notes above

- Inaccuracies in information supplied to Council by applicant – states there is no social rented accommodation in building

Officer Response: This information is not a material consideration in the assessment of this application

Pendrell House Residents Association have objected on the following grounds:

Amenity

- The extension will create a sense of enclosure in every direction
- Extension is too bulky with windows overlooking existing tenants who have a right to privacy.
- The works would cause noise nuisance, dirt, dust and disruption to residents for a considerable period in an already narrow street busy with business traffic.

Officer Response: See Amenity section of report

Design and Conservation

- The design is out of character and appearance of the surrounding Denmark Street Conservation Area.
- The development will have a negative impact upon a precious and at risk conservation area (on the Heritage at Risk register – English Heritage, 2009) and will in consequence affect the future of the protected and mature trees in the churchyard that grow close beside the proposed development.

Officer Response: See Design and Conservation section of report

Housing

- More affordable and social housing needs to be built to address imbalance in the area

Officer Response: See Affordable Housing section of report

Local groups comments:

Phoenix Garden have objected on the following grounds:

- The proposed development threatens the protected trees adjacent to the site. These large trees are an asset to the local environment, making a major contribution to the local micro-climate and ameliorating the high levels of traffic pollution in the area.

Officer Response: See Trees section of report

Covent Garden Community Association have objected on the following grounds:

- Agree with Planning Inspectorate who noted similar development was significantly out of keeping with the conservation area.
- English Heritage has placed this area on its Heritage at Risk register, as the conservation area's character has been significantly eroded by development.

Officer Response: See Design and Conservation section of report

- The CGCA supports residents' concern about sense of enclosure, loss of light and overlooking for existing

Officer Response: See Amenity section of report

Site Description

The site comprises a 5-storey (including car park at ground floor level) residential building built in 1970's located on the north-west side of New Compton Street. The existing dwelling mix totals 24 self-contained flats (16 x 2 bed; 4 x 1 bed and 4 studios).

It is located close to the junction with St. Giles High Street and sits south of a buildings frontage comprising nos. 61, 62, 63 & 64 St. Giles High St and 42 New Compton St, which conceal the building in views from much of St. Giles High St. This terrace of buildings has mixed commercial and residential floorspace uses and provides a screen to the residential block. The site adjoins no.42 New Compton Street to the north whilst on the south side lies Pendrell House, a part 5 and part 6-storey modern residential block of flats.

On the east side of New Compton Street, the buildings are largely of commercial use; however no.30 has mixed use of retail at ground floor level and residential use above.

No.45 New Compton Street is situated east of the Grade I listed St. Giles in the Fields church and shares a boundary wall with the churchyard. The rear elevation of the application site is clearly visible from the church grounds.

Relevant History

2014/0150/P - Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed, 1 x 3bed & 1 x 4bed) with balcony/terrace area to existing residential block (Class C3). – **Granted subject to a s.106 legal agreement 24/12/2014**

n.b. This permission was not implemented

2012/3957/P - Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3)– **PP Refused September 2012** for following reasons:

1. The proposed roof extension, by reason of its height, bulk and detailed design would result in an incongruous and obtrusive addition to the existing building that would fail to preserve and enhance the character and appearance of the Denmark Street Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2. The proposed roof terrace, by reason of its proximity to existing residential units would result in an unreasonable level of overlooking to the existing residential units, which would be detrimental to the residential amenity of existing residents, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

3. The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

4. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of

non-sustainable modes of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

February 2013 - Appeal lodged to PINS against the Council's reasons for refusal.

July 2013 – Appeal Ref: APP/X5210/A/13/2190100 - Dismissed.

Relevant policies

NPPF 2018

The London Plan 2016

Draft London Plan 2017

Camden Local Plan 2017

G1 Delivery and location of growth
H1 Maximising housing supply
H4 Maximising the supply of affordable housing
H6 Housing choice and mix
H7 Large and small homes
A1 Managing the impact of development
A4 Noise and Vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
C6 Access for all
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance

CPG 1 Design (2015)
CPG 2 Housing May 2016 updated March 2018)
CPG3 Sustainability (2015 updated March 2018)
CPG Amenity (2018)
CPG 7 Transport (2011)
CPG8 Planning Obligations (July 2015 updated March 2018)

Denmark Street Conservation Area Appraisal and Management Strategy 2010

Assessment

1. Background

1.1. Planning permission was granted for the proposed scheme on 24/12/2014 under planning permission ref. 2014/0150/P. This permission was not implemented and has since expired. No changes are proposed to the scale, massing or layout of the roof extension. Since this time, the LDF has been superseded and replaced by the Camden Local Plan 2017. The change in policy does not have implications for the acceptability of the scheme in terms of land use, design, standard of residential accommodation, or amenity; however, the new policy has brought in changes related to Affordable Housing payment in lieu. In terms of transport considerations, the Local Plan has not materially changed the situation; however, sufficient cycle parking has now been secured under this application.

2. Proposal

2.1. The application seeks consent for the following works:

- Extension (30m (w) x 12m (d) x 3.15 (h)) to create additional 5th floor to provide 3x additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).

2.2. The following revisions were received during the course of the application:

- Provision of 7 cycle spaces at ground floor level.

3. Assessment

3.1. The principal considerations material to the determination of this application are summarised as follows:

4	Land use and housing mix
5	Affordable Housing
6	Quality of residential accommodation
7	Design and conservation
8	Amenity of surrounding occupiers
9	Transport Considerations
10	Trees
11	Conclusion (incl. Section 106 Heads of Terms and CIL)

3.2. The statutory provisions principally relevant to the determination of this application are:

- Section 38(6) of the Planning and Compulsory Purchase Act 2004
- Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act")

4. LAND USE

4.1. The existing building comprises 24 existing self-contained flats (16 x 2bedroom maisonettes, 4 x 1bed flats and 4 x studio flats) between the first and 4th floor levels. The proposal is to create 3 new self-contained flats at 5th floor level comprising 1 x 2 bedroom flat, 1 x 3 bedroom flat and 1 x 4 bedroom flat.

4.2. Policy H1 seeks to maximise the supply of additional homes in the Borough. This application proposes the creation of an additional 3 new self-contained units and is therefore in accordance with this policy.

4.3. Policy H7 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The Dwelling Size Priorities Table indicates that market housing with 2 and 3 bed units are the highest priority. There is therefore no objection in principle to the proposed mix.

5. RESIDENTIAL DEVELOPMENT STANDARDS

- 5.1. Policy H6 requires 90% of new-build self-contained housing to be accessible and adaptable in accordance with Building Regulation M4(2) and 10% to be in accordance with M4(3). These standards; however, cannot be applied to a dwelling where step-free access cannot be achieved and the policy recognises that it may be inappropriate to request this standard where flats are proposed above entry level of an existing building and the incorporation of a lift would not be viable. Lift access is not proposed beyond fourth floor level due to implications of extending the lift shaft for the amenity of surrounding occupiers on St. Giles High Street. It is therefore not appropriate to require M4 standard units in this instance.
- 5.2. Policy D1 and H6 states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity. Two of the units would be double aspect with the third only being single aspect; however, it would comprise large windows and a private terrace. On the whole, the standard of accommodation is considered to be acceptable.
- 5.3. Flat 1 (3-bed) would measure c.91sqm, Flat 2 (4-bed) would measure c.142sqm and Flat 3 (2-bed) would measure c.70sqm. All units would meet the national space standards.
- 5.4. The layout of the units is generally acceptable with most bedrooms and living rooms adjacent to the same use of the adjacent flat. Details of sound insulation to prevent unacceptable levels of noise between the kitchen/ living space of Flat 1 and bedroom of Flat 2 would be secured via condition.*add condition

6. AFFORDABLE HOUSING

- 6.1. Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm GIA or more. This is based on an assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu.
- 6.2. The affordable housing target as detailed in policy H4 and its supporting text is based on a sliding scale with the target starting at 2% for an additional home (at 100sqm) and is increased by 2% for each home added to the capacity. The residential floorspace provided is c.303sqm GIA; therefore rounded down to 300 sqm for this purpose resulting in the affordable housing target being 6% for this scheme.
- 6.3. Payments in lieu are taken from a figure based on the gross external area (GEA) of the application floorspace concerned as stated in CPG8 (paragraph 6.11, p.35). The GEA of the first floor level is calculated at 378.75sqm (using the standard multiplier of 1.25). Also stated in CPG8 (figure 1, p.35), the level of payment in lieu for a market residential scheme is £2,650 per sqm.
- 6.4. The affordable housing contribution for this proposal is £60,234.50. This is calculated by 6% (the affordable housing target) of 378.75 sqm (the GEA) which results in 22.73 sqm. The value for this is then multiplied by £2,650 to get the payment figure of £60,234.50. The affordable housing contribution would be achieved via a S106 legal agreement upon approval of the proposal. In the absence of a legal agreement to secure the affordable housing contribution, the proposal cannot be supported as this would not assist the Council meet housing needs for households in the borough that are unable to access market housing.

7. DESIGN AND IMPACT ON CONSERVATION AREA

- 7.1. The host building is a 1970's residential block and is raised above the ground floor erected on pillars comprising flat roof (plus lift over-run) set below raised brick parapet walls on all its elevations. The building's height to the parapet measures approximately 15.4m (16.83m including lift enclosure). It is lower in height by a single-storey than Pendrell House that lies on the south side. The buildings to the north of the application site are a similar height, while the commercial buildings on the east side are significantly higher.
- 7.2. The proposed footprint would largely mirror the lower levels albeit set back on all sides from the raised parapet wall as follows: a] the north side: 3.5m; b] east side (New Compton Street): 700mm, c] south side:

300mm and d] west side between 900mm -1.7m. The proposed roof extension would increase the building height (18.35m) to its apex and would be a storey higher than the neighbouring building (no.42); but match the height of Pendrell House (south –west). The roof extension is considered to be of a scale that allows it to have a subordinate relationship with the host building and that avoids being overbearing when compared to its neighbours.

- 7.3. The proposed roof extension has strong horizontal and vertical emphases that is considered to relate well to the appearance of the host building. The extension would comprise glazed and panelled lightweight structural curtain walling, copper toned metal sheeting (treated to reduce patination) plus stainless steel handrails and glazed panels to the balustrade. Given the limited information about the materials provided with the application, samples and/ or details of the proposed materials as appropriate would be secured by condition.
- 7.4. The extension would be visible in views from the front, rear (from the churchyard) and the exposed south flank side; however, the setbacks would reduce its prominence preventing it from being too visually dominant. The substantial set back from the west elevation would enable it to have an acceptable impact on the setting of the church and views from the churchyard.
- 7.5. Compared to the previously refused application that was also dismissed on appeal, the proposal is considered to be of a more lightweight design. It has a more rational form that better complements the simple design and proportions of the host building. The previous reasons for refusal relating to design are therefore considered to have been overcome. Subsequently, the proposal is not considered to have a harmful impact on the setting of the Grade I listed Church building to the west.
- 7.6. To conclude, the proposed roof extension is considered acceptable and would avoid harm to the appearance of the host building, or the character or appearance of the Denmark Street conservation area. The proposal is therefore compliant with D1, D2 of the Camden Local Plan 2017 and CPG1 design guidance.

8. IMPACT ON AMENITY OF SURROUNDING OCCUPIERS

Pendrell House

Privacy

- 8.1. Pendrell House is situated approximately 11.0m to the south west of the application site. The kitchen and bedroom windows of Pendrell House are located opposite the living room windows on the south elevation of the application site. The application would introduce a fifth floor with bedroom windows on its southern elevation facing Pendrell House at a distance of approx. 11.5m. CPG4 considers 18m to be a reasonable distance between two points to prevent overlooking; however, in this situation it is considered there would only be a limited additional loss of privacy given the existing intervisibility and the fact that views would be oblique (angled downwards) rather than direct.
- 8.2. The proposed roof extension would include a terrace on the west elevation that would afford views south and could result in some overlooking to windows on the north elevation of Pendrell House as well as the roof terrace. A privacy screen would be introduced to prevent such views which is a mitigation measure recognised by officers in the previously refused scheme and also by the Planning Inspector in his dismissal report. Owing to this measure, it is considered that the proposed would not cause unacceptable overlooking and loss of privacy to residential occupiers at Pendrell House and is compliant with CPG7 and A1. A condition is recommended to ensure that the privacy screen is installed prior to occupation and retained in perpetuity.

Daylight/ sunlight and Outlook

- 8.3. The extension would be located a sufficient distance away from Pendrell House for there to be no impact on daylight/sunlight or outlook.

Nos.61, 62 & 62 St. Giles High Street

8.4. At nos. 61, 62 & 63 the windows in the rear flank elevation are orientated due south and are associated with non-habitable rooms (bathroom / w.c. and or the staircase). A narrow gap that ranges between 3.0 and 7.0m separate the host building 'dog-leg' footplate from the closet wings and main rear elevation of nos. 62 and 63.

Daylight/sunlight

8.5. The proposed extension would set back approximately 7m from the rear flank wall of no.63; and also set back 3.5m from the inner side of the parapet of the east flank wall of the host building. The height of the proposed extension would not project above the projected 25 degree line when taken from the centre of the window at no.63; as set out in the applicant submitted drawings and daylight/sunlight report which demonstrates that the proposed roof extension would be sufficiently far away not to cause any additional significant harm to occupiers' amenity in terms of loss of daylight/sunlight.

8.6. The Planning Inspector noted that there was likely to be an unacceptable impact on daylight/sunlight to these windows; however, it is considered that the amended design of the extension, which includes an increased setback, has overcome the previous amenity issue and is now considered acceptable.

Outlook

8.7. The Planning Inspector raised concerns about the impact on outlook to occupiers at no.63. The quality of outlook is influenced by the varied distance between the windows and flank wall of the host building. As the extension would now comprise a large set back from the side building line it is considered that this issue is now overcome and the proposed roof extension would not cause any significant additional harm to residential occupiers' outlook.

Noise disturbance

8.8. The proposed roof terraces would be located to the west and east of the building away from neighbouring windows. Their size would be of a residential scale and would therefore prevent large groups of people from gathering at any one time, therefore preventing excessive noise for neighbouring occupiers.

9. TRANSPORT AND HIGHWAYS CONSIDERATIONS

Car free housing

9.1. The site currently accommodates 27 car parking spaces. These would be retained for existing occupiers.

9.2. Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street parking permits to the new units and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. Car free housing would be secured as a section 106 planning obligation if planning permission is granted.

Cycle storage

9.3. To be in accordance with Policy T2, each new unit would each require 2 easily accessible, covered, secure and fully enclosed cycle parking spaces to be provided within the site. The proposed ground floor plan suggests that a cycle storage facility for 7 bicycles would be provided within the undercroft car park which would provide step-free and covered storage. The type of cycle storage facility to be provided is unclear and therefore further details will be secured via condition to ensure the development is in accordance with CPG7 (Transport).

Construction Management Plan

9.4. The site is located on a narrow street in the Central London Area. Access to and from the site is therefore

likely to be difficult at certain times of day, especially during peak periods. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with Policy A1. The CMP would need to identify the potential impacts of construction and indicate how any potential negative impacts would be mitigated. The CMP will be secured as a Section 106 planning obligation.

9.5. A CMP Implementation Support Contribution of £3,136 would also be required to cover the costs of assessing, reviewing and monitoring the CMP across the duration of construction. This would be secured as a Section 106 planning obligation if planning permission is granted

Highways contribution

9.6. Policy A1 states that ‘Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces.’ The proposed works could lead to the public highway directly adjacent to the site sustaining damage. Camden would need to undertake highway remedial works following completion of the proposed development and a financial contribution of £5,000 for highway works would be secured as a Section 106 planning obligation if planning permission is granted.

10. TREES

10.1. There are several mature plane trees in the adjacent churchyard of St Giles in the Fields, one of which slightly overhangs the building on the southwest corner. It has been confirmed by the Council’s Tree Officer that the tree has now been pruned back away from the building as part of planned, unrelated tree works.

11. Recommendation

11.1. Grant Planning Permission subject to a s.106 Legal Agreement with the following Heads of Terms:

- Affordable Housing Contribution (£60,234.50)
- Construction Management Plan (plus support contribution of £3,136)
- Highways and Public Realm Contribution (£5,000)
- Car-free agreement for 3 new units

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th October 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

RM Partnership
The Laurels
Lynn Road
Stoke Ferry
Kings Lynn
Norfolk
PE33 9SW

Application Ref: **2017/7069/P**

10 October 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

45 New Compton Street
London
WC2H 8DF

Proposal:

DECISION

Extension to create an additional fifth floor to provide three additional residential flats (1 x 2 bed; 1 x 3bed; 1 x 4bed) with balcony/terrace areas to existing residential block (Class C3)
Drawing Nos: 500 (Location Plan); 100; 101; 102; 103; 104; 200 (Rev J); 201 (Rev D); 202 (Rev B); 205 (Rev D); 206 (Rev A); 207 (Rev B); Design & Access Statement

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 500 (Location Plan); 100; 101; 102; 103; 104; 200 (Rev J); 201 (Rev D); 202 (Rev B); 205 (Rev D); 206 (Rev A); 207 (Rev B); Design & Access Statement

Reason:

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

- 3 Before the relevant part of the work is begun, Manufacturer's specification of all facing materials should be submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 4 Notwithstanding the details shown on approved drawing no. 207 (Rev B) before the development commences, details of a secure and covered cycle storage facility for a minimum of 6 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 any of the new units, and permanently retained thereafter.

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

- 5 The use of the roof as a terrace shall not commence until the privacy screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 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.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

Yours faithfully

Supporting Communities Directorate