

Application ref: 2018/0482/P
Contact: Seonaid Carr
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Date: 14 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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KGK Consultants Limited
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Great James Street
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WC1N 3DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**5 and 7 Bayham Street
London
NW1 0EY**

Proposal:

Erection of a single storey extension to the rear at lower-ground floor level, rearrangement of terraces at lower ground and ground levels, installation of metal railing for a terrace to the rear (no.7) at first floor and roof level and replacement of the windows to the rear elevation all associated with the change of use from two dwellings to 5 flats (Class C3) consisting of 3 x 3 Bed & 2 x 2 Bed units.

Drawing Nos: 0000 Rev PL00, E0100 Rev P01, E0101 Rev P01, E0102 Rev PL00, E0103 Rev PL00, E0104 Rev PL00, E0105 Rev PL00, E1100 Rev P00, E1101 Rev P00, E1111 Rev P00, PR0100 Rev P00, PR0101 Rev PL00, PR0102 Rev PL00, PR0103 Rev PL00, PR1100 Rev P00, PR1101 Rev P00, E1110 Rev P00 and PR1111 Rev P01.

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 if in CA] 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: 0000 Rev PL00, E0100 Rev P01, E0101 Rev P01, E0102 Rev PL00, E0103 Rev PL00, E0104 Rev PL00, E0105 Rev PL00, E1100 Rev P00, E1101 Rev P00, E1111 Rev P00, PR0100 Rev P00, PR0101 Rev PL00, PR0102 Rev PL00, PR0103 Rev PL00, PR1100 Rev P00, PR1101 Rev P00, E1110 Rev P00 and PR1111 Rev P01.

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

- 4 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.

- 5 Before the development commences, details of secure and covered cycle storage area for 8 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 London Borough of Camden Local Plan 2017.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The two properties have been extended in recent times via previous planning permissions and permitted development applications (Ref:2016/5787/P,

2016/5789/P and 2016/6394/P), the current proposal seeks to make some enlargements to the rear extension at lower ground floor extending into the existing terrace and installation of railings to create terraces at first floor and roof level.

All of the proposed units would meet the required space standards, with the exception of 1 unit at first floor level which would have a shortfall of 1.5sqm however this is considered to be negligible and given the unit would benefit from 3 terrace areas the overall amenity of the unit would be good. Units would be dual aspect with all rooms being served by sufficient windows to ensure receipt of a good level of light. With regard to privacy there are residential units to the rear of the application site, however the relationship between the units is the same as existing.

In respect of impact on neighbouring residents, the only residents who would be impacted by the proposal as the future occupiers of the development currently under construction at No.48-56 Bayham Place. However, given the layout of this neighbouring development the proposed terraces would not result in harm to the amenity of these future occupiers.

Given the additional floorspace would be less than 100sqm, policy H4 would not apply. In respect of unit mix, the provision of 3 and 2 bed units would be in accordance with the dwelling size priorities of H7.

With regard to the transport impact, the new units would be secured as car free as part of a Section 106 legal agreement. With regard to cycle parking, due to the constraints of the site there are limited opportunities to provide cycle parking on site. It is likely it could be accommodated within the lower ground floor vaults. Details of the cycle storage will be secured via condition.

One objection has been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, H1, H7, A1, D1, D2, T1, T2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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