

Miss Jennifer Fleming
JAA
Studio Six
38-50 Pritchards Road
London
E2 9AP

Application Ref: **2017/1465/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Regent's Gate
St Edmund's Terrace
London
NW8 7QE**

Proposal:

Conversion of existing waste/recycling refuse store to include excavation to create 1x 2bedroom self-contained flat and creation of associated lightwell within residential development (Class C3).

Drawing Nos: 001; 100_C; 101; 110_D; 111_D; 112_A; 200_A; 210_A; 300_A; 310_A; 910; Planning Statement by JAA dated 13 March 2017.

17708: S-2000_P1; S-2100_P1; S2101_P1.

Basement Impact Assessment by Brett Mahony (Document No: 17708-RP-01).

Construction Timeline.

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 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:

001; 100_C; 101; 110_D; 111_D; 112_A; 200_A; 210_A; 300_A; 310_A; 910;
Planning Statement by JAA dated 13 March 2017.

17708: S-2000_P1; S-2100_P1; S2101_P1.

Basement Impact Assessment by Brett Mahony (Document No: 17708-RP-01).
Construction Timeline.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2x 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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 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 Reasons for granting permission:

The proposal concerns the excavation of an existing and redundant refuse store within a residential development and its conversion into a 1x 2bedroom self-contained flat. The existing refuse store is one storey in height and is located within the south-western corner of the site adjacent to a five storey residential building. To the south of the site are three storey residential buildings (Nos. 26-28B St. Edmund's Terrace) in which the rear gardens adjoin the site boundary in close proximity to where the refuse store is located.

The proposal would create a split-level 2x bedroom self-contained flat with a GIA of 77.1sqm of residential accommodation. The space proposed meets the minimum space requirement as specified within the Department of Communities and Local Government (DCLG) (and the London Plan) for a two bedroom dwelling at two storeys to accommodate three people.

The proposed two bedroom dwelling is considered acceptable in policy terms as it assists the Council to maximise the supply of additional homes in borough while providing a dwelling size that is highly prioritised and sought after. Furthermore, the residential unit will be dual aspect and will provide a reasonable level of sunlight, daylight, ventilation and outlook.

Alterations as part of the works include the removal of 2x existing windows and the installation of 2x windows that are vertically aligned with each other on the north-eastern elevation with the installation of railings around the proposed lightwell at ground floor level. These alterations are considered appropriate and would only minimally affect the design of the north-eastern elevation when viewed from the entrance path into Regent's Gate.

Other alterations within the scheme include the alteration of the existing entrance door to feature a glass sidelight on the south-eastern elevation and the removal of the secondary entrance door and installation of 2x windows on the south-western elevation. These alterations are also considered acceptable and would not affect the appearance of the residential development as a whole.

The size and depth of the excavation is considered to be acceptable as it does not extend further beyond the perimeter of the existing refuse room and the depth of the excavation is 1.7m. The associated lightwell is considered acceptable as it is modest in its size and scale and would not impact upon the street scene due to its location in a courtyard within a residential complex.

The application was accompanied by a Basement Impact Assessment which was externally audited and it has been confirmed that the potential impacts from basement construction have been identified and sufficient mitigation proposed. Due to the location of the works and the features of the site, a construction management plan (CMP) is not required in this instance. A condition will be secured upon approval for further details of the suitably qualified engineer to carry out the basement works.

No trees would be removed or affected as part of the works. The scheme was assessed by the Council's Tree and Landscaping Officer who raises no objection to the scheme.

The proposed development is not considered to raise any amenity concerns. The basement extension is modest and the external manifestations would not cause any harm to neighbouring amenity.

The development should provide 2x cycle spaces in accordance with the London Plan and Camden cycle standards. This has been secured by condition to provide details of the 2x cycle parking spaces within the development which will be in accordance with policy T1.

2 [Continued]

The site falls within the Primrose Hill Controlled Parking Zone (CPZ). As per, the requirements of policy T2 of the Camden Local Plan, this decision is subject to a car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy T2 seeks to ensure car-free development in low parking provision areas.

Due to the location of the site and works, a highways contribution and an Approval in Principle (AIP) is not required for this scheme.

All new build or converted dwellings are required to achieve 110L per person, per day (including 5 litres for external water use) usage. This will be secured by condition.

Two objections have been received prior to making this decision. The planning site's history and relevant appeal decisions have been taken into account when determining this proposal.

As such, the proposed development is in general accordance with policies H1, H7, A1, A4, A5, D1, CC1, CC2, CC3, 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 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 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).
- 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 proposal creates a new residential unit. 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 £3,855 (77.1sqm x £50) and £38,550 (77.1sqm 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 circumstance. 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 construction costs index.

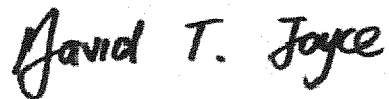
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning