

Application ref: 2017/1514/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 15 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
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Gerald Eve LLP
72 Welbeck Street
London
W1G0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1-11 Hawley Crescent
London
NW1 8NP**

Proposal: Demolition of existing 3rd and 4th floors, erection of replacement 3 storey roof extension to provide 9 additional residential units (5 x 1 bed, 9 x 2 bed & 1 x 3 bed); refurbishment of facades, replacement plant at 4th floor level and associated internal alterations and reconfiguration.

Drawing Nos:

Existing: OUC4-100, OUC4-101, OUC4-102, OUC4-103, OUC4-104, OUC4-105, OUC4-106, OUC4-107, OUC4-200, OUC4-201, OUC4-202, OUC4-300, OUC4-301.

Proposed: OUC4-150-Rev.B, OUC4-151, OUC4-152, OUC4-153-Rev.A, OUC4-154-Rev.B, OUC4-155-Rev.A, OUC4-156-Rev.A, OUC4-157-Rev.A, OUC4-250-Rev.A, OUC4-251-Rev.A, OUC4-252-Rev.A, OUC4-253-Rev.A, OUC4-254, OUC4-255, OUC4-350-Rev.A, OUC4-351, OUC4-400-Rev.A.

Documents: Cover letter dated 15/03/2017, Transport Statement dated 31/08/2016, Environmental Noise Assessment ref: 103203.ph.Issue1, Town Planning Statement dated November 2016, Daylight and Sunlight Report dated August 2016, Townscape Visual Assessment Within the Conservation Area dated 19/08/2016, Design and Access Statement dated 26/10/2017, Thermal Modelling Report for overheating Assessment V2 dated 19/06/2018, Sustainability Statement version 3 dated

01/06/2016, and Energy Strategy Report V4, Dated 20/06/2017.

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:

Existing: OUC4-100, OUC4-101, OUC4-102, OUC4-103, OUC4-104, OUC4-105, OUC4-106, OUC4-107, OUC4-200, OUC4-201, OUC4-202, OUC4-300, OUC4-301.

Proposed: OUC4-150-Rev.B, OUC4-151, OUC4-152, OUC4-153-Rev.A, OUC4-154-Rev.B, OUC4-155-Rev.A, OUC4-156-Rev.A, OUC4-157-Rev.A, OUC4-250-Rev.A, OUC4-251-Rev.A, OUC4-252-Rev.A, OUC4-253-Rev.A, OUC4-254, OUC4-255, OUC4-350-Rev.A, OUC4-351, OUC4-400-Rev.A.

Documents: Cover letter dated 15/03/2017, Transport Statement dated 31/08/2016, Environmental Noise Assessment ref: 103203.ph.Issue1, Town Planning Statement dated November 2016, Daylight and Sunlight Report dated August 2016, Townscape Visual Assessment Within the Conservation Area dated 19/08/2016, Design and Access Statement dated 26/10/2017, Thermal Modelling Report for overheating Assessment V2 dated 19/06/2018, Sustainability Statement version 3 dated 01/06/2016, and Energy Strategy Report V4, Dated 20/06/2017.

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

- 3 Detailed drawings, 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) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of anodized bronze panel.

c) Manufacturer's details and sample panel on-site of no less than 1m by 1m showing the proposed brick treatment, metal cladding, and any other facing materials.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The

relevant part of the works shall then be carried in accordance with the approved details, and the details shall be retained on site.

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.

- 4 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 D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the London Borough of Camden Local Plan 2017.

- 6 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 Full details in respect of the green roofs in the areas indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include 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/brown 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: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to

and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 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 ensure that the amenity of occupiers of the development site is not adversely affected by noise, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 12 Detailed drawings of the privacy screens, including details of materials, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The privacy screens shall be fully provided in accordance with the approved details prior to first occupation, and thereafter retained.

Reason: To ensure an appropriate design and protect the amenity of occupiers of the development and adjoining buildings, in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the development hereby permitted, final details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full, in accordance with the approved details, before the use hereby permitted commences, and shall thereafter be retained solely for their designated use.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the London Borough of Camden Local Plan 2017.

- 14 All residential units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(2). Evidence demonstrating compliance should be submitted to the Council prior to occupation.

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 H6 of the London Borough of Camden Local Plan 2017.

- 15 Unit 'B-Apartment 2', as indicated on plan number OUC4-154-RevB hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4(3)(2b). Evidence demonstrating compliance should be submitted to the Council prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 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 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 £45,300.00 (906sqm x £50) for the Mayor's CIL and £453,000.00 (906sqm 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.

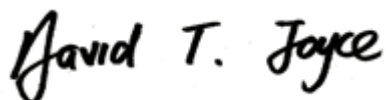
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You are advised that Section 44 of the Deregulation 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 paragraph 38 of the National Planning Policy Framework 2018.

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