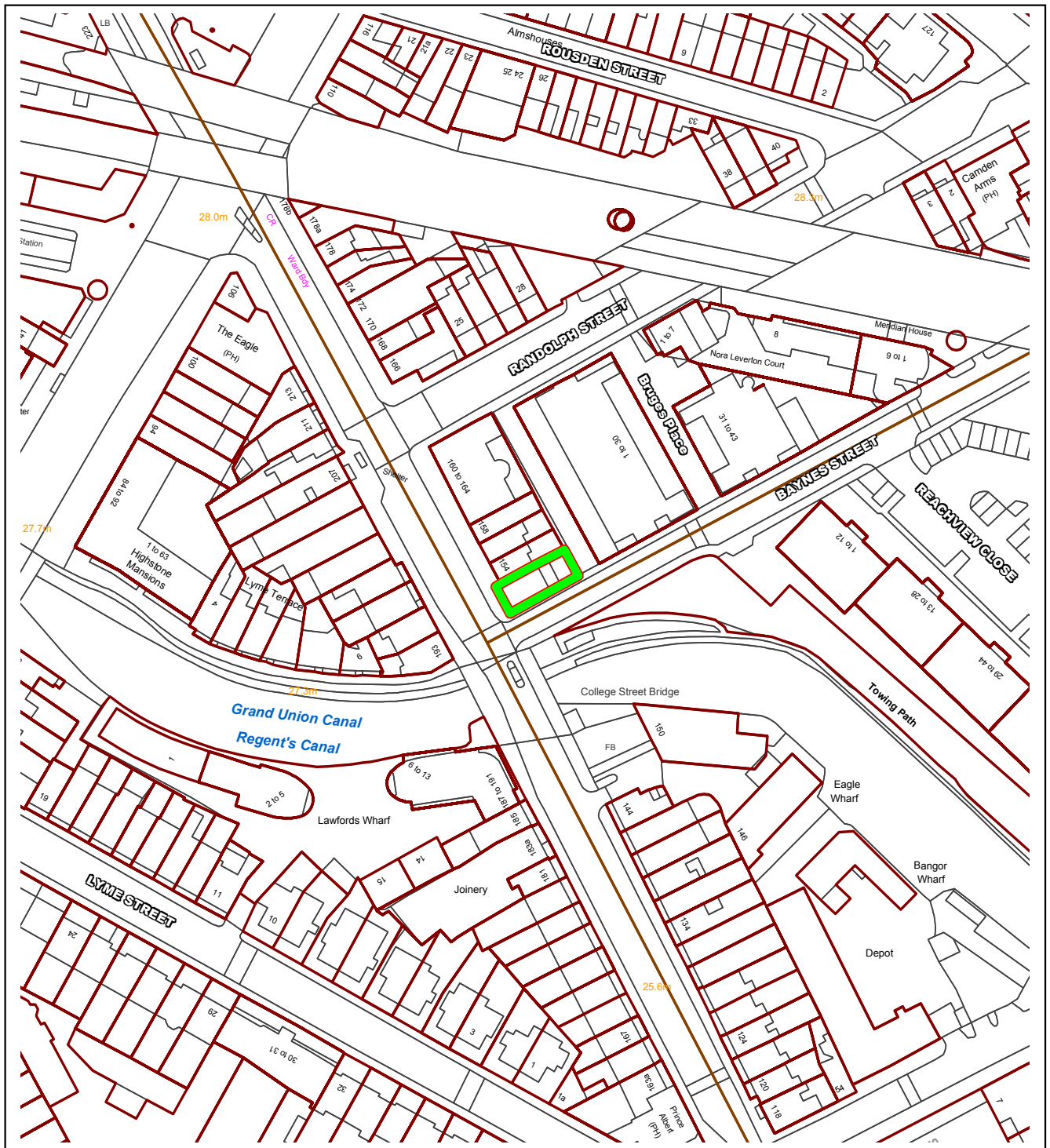


152 Royal College Street 2017/6978/P



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Photo 1: Aerial view of the site



Photo 2: Application site.



Photo 3: View of Baynes Place to the rear



Photo 4: View from Royal College Street Bridge



Photo 5: 3D image of the proposals

Delegated Report		Analysis sheet		Expiry Date:	03/05/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	05/04/2018
Officer			Application Number(s)		
Laura Hazelton			2017/6978/P		
Application Address			Drawing Numbers		
Land at 152 Royal College Street London NW1 0TA			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of 4 storey building including excavation of basement to provide 1 x 1 bedroom flat, 1 x 2 bedroom flat and 1 x 2 bedroom live/work unit.					
Recommendation(s):		Grant conditional planning permission subject to S106 agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 15/03/2018 and site notices were displayed between 13/03/2018 and 03/04/2018.</p> <p>2 objections were received from local residents at 3 Wilmot Place and 40 Randolph Street on the following grounds:</p> <p>Design</p> <ul style="list-style-type: none"> • The elevation onto Royal College Street is essentially a flat façade of “monolithic” concrete, which clearly is not in keeping with the uniformity of the row of original buildings and will harm the reading of the history of these historic buildings. • The materials and colours are not at all in keeping with the area in any way. There is no pink concrete to be found in the Conservation Area. • The scale of the development is completely out of proportion with the area. The elevations above the parapet of the adjacent buildings destroys the uniformity of the terraced row, and atop that is a further storey-height chimney. Together these are far too large. • The applicant has used the example of Bruges Place as the main context for the design, a development which is very much at odds with the rest of Camden Broadway Conservation Area. • The proposed elevations are an insult to the existing 19th century brick terrace <p><i>Officer response: Please refer to full design assessment in section 8 (design) of this report. Please note that the design of the roof eaves/parapet was amended to appear more uniform with the rest of the terrace.</i></p> <p>Standard of accommodation</p> <ul style="list-style-type: none"> • The excavation of a basement which undermines surrounding properties and provides unsatisfactory residential accommodation without daylight and liable to damp ingress (it will be below the water table in this location). <p><i>Officer response: The proposed dwellings are considered to provide a satisfactory standard of accommodation for future residents. Please refer to section 7 (standard of accommodation) for full assessment of standard of accommodation and section 10 for an assessment of basement development.</i></p>					

CAAC comments:

The **Camden Broadway Conservation Area Advisory Committee (CAAC)** commented on the application, a summary of which is provided below:

- Within the context of the local centre around Camden Broadway, and in particularly in the context of recent improvements within the retail along this stretch of Royal College Street, our members felt that this prominent corner should be given over to an active commercial use. To ensure the viability of such a use, the ground floor facade must not be obscured by any railings.
- It's a really important corner in streetscape and urban design terms, and the current design of a generous glazed facade would be very bleak and unwelcoming if used for a residential home (as ultimately it would either need to be frosted glass or incorporate a curtain behind it to ensure privacy).

Officer response: Please refer to section 4 for assessment of land use. Although retail use in this location would be welcomed, it is not considered reasonable to refuse the application on the grounds of no retail use being provided. The proposals were revised to introduce a live/work unit at ground floor level which will help to introduce an element of activation to this frontage.

The **South Kentish Town CAAC** objected to the application, a summary of which is provided below:

- 'Brutalist' style. The proposal is to make large expanses of wall with coloured concrete blocks, and large picture-frame sliding windows. This is a deliberate contradiction to the Georgian style of the adjacent conservation area houses, which is classic stock brick with sash windows.

Officer response: Please refer to section 8 (design), specifically paragraphs 8.7 – 8.12.

- Roof-line/height. The proposal raises the roofline above that of adjacent nos. 154-156, which are the original that should now be preserved within the Conservation Area. Camden's policy is to maintain existing roof levels where they are rows (here, nos 152-156). The Regent's Canal Conservation Area Statement says "Roof extensions which fundamentally alter the roof form of buildings where visible from the canal will not normally be permitted".

Officer response: Please refer to paragraph 8.9 for a discussion of changes made to the roof parapet and eaves.

- Back extension. The proposal is for a three-storey back extension, which is not in keeping with adjacent housing and will reduce light to the back gardens (no lighting assessment is made in the D&A). The first storey terrace opens towards the Regent's Canal, in contradiction to the management plan of the conservation area statement. The terrace overlooking the canal is inappropriate from the viewpoint of the Canal conservation area. A third floor terrace is not in keeping with the adjacent conservation area Georgian houses.

Officer response: For discussion on impact on neighbouring light levels, please refer to paragraphs 9.2 – 9.4. A daylight and sunlight assessment was provided with the previously consented scheme which is still relevant to the current proposals of the same massing. A first floor terrace is considered acceptable and would not impact the management of the canal. It would be located approximately 17m from the canal tow path, and 19m from the canal itself which is considered a sufficient distance. The third floor terrace was removed from the proposals and converted to a green roof at the officer's request.

- Entrances. The front entrance is higher than ground level – not appropriate since the original building was at ground level – and requires steps.

Officer response: Step-free access to the building would be provided by a platform lift to the front entrance.

- Windows. The natural lighting to the basement front room is only by a small vertical strip of window at the front elevation. However, this is presented as a horizontal basement window in the D&A ground floor plan.

Officer response: The front basement room would be lit by the walk-on glazing of the pavement light which would provide adequate daylight and views out of the room.

- Loss of the retail unit changes the 'street front', a further disappointment which extends the negative frontages of nos. 158-164. It changes from the 'public' space at the corner shop – close to the public space of the canal walkway – into a privatised frontage guarded by heavy iron doors.

Officer response: Please refer to section 4 for assessment of land use. Although a retail use in this location would be welcomed, it is not considered reasonable to refuse the application on the grounds of no retail use being provided. The proposals were revised to introduce a live/work unit at ground floor level which will help to introduce an element of activation to this frontage.

Site Description

The application site relates to the vacant plot located on the corner of Royal College Street and Baynes Street, to the north of Regent's Canal. The site lies within the Camden Broadway Conservation Area and is identified as detracting from the character and appearance of the Conservation Area. However, the adjoining properties Nos. 154 - 156 Royal College Street are considered to make a positive contribution to the character and appearance of the Conservation Area.

The surrounding area comprises a mixture of retail, residential and commercial uses, and the site is located within the Royal College Street/Camden Road Neighbourhood Centre.

Relevant History

Application Site

2017/4496/P - Variation of conditions 2 and 12 of planning permission 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level; namely, changes to basement construction and layout. Recommended for approval subject to S106 agreement deed of variation; however, the application was withdrawn prior to completion of S106 and issue of the final decision notice due to the submission of the current application.

2017/0171/P - Changes to rear fenestration, corner windows and minor internal alterations as a non-material amendment of planning permission granted under reference 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level. Granted 17/03/2017.

2015/4396/P - Erection of five-storey building including excavation of basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level. Granted subject to S106 Agreement 07/10/2016.

2014/5486/P- Erection of 5x apartments and a retail unit comprising 39sqm. Decision – Appeal of Non Determination- Dismissed 10/06/2015

2014/5476/P- Erection of four storey building plus basement to provide 5 x1 bed apartments and a Class A1 retail unit at ground floor level comprising 47.1sqm. Refused 20/03/2015 for the following reasons:

- Inappropriate design and over-dominant roof extension
- Unacceptable mix of residential unit sizes
- Unacceptable standard of accommodation at basement level
- Basement Impact Assessment unacceptable
- Residential units would not meet lifetime homes standards
- Inappropriate cycle parking facilities
- No legal agreement to secure car free housing, construction management plan, Highways contributions, sustainability review and public open space contribution.

154 Royal College Street

2018/0291/P - Part single, part two storey rear extension, three storey stairwell and associated works. Recommended for approval subject to S106 statement on 28/08/2018. Final decision pending completion of S106.

156 Royal College Street

2018/0289/P - Part single, part two storey rear extension, three storey stairwell and associated works. Recommended for approval subject to S106 statement on 20/07/2018. Final decision pending completion of S106.

158-164 Royal College Street

2009/5128/P - Change of use of ground and basement floors from retail (Class A1) to six residential (Class C3) units (1x one bed, 2x two bed and 3x three bed) with associated external alterations, including erection of two 2-storey rear extensions, a front elevation lightwell and new windows on front, side and rear elevations. Granted subject to S106 Agreement 15/07/2010.

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Camden Local Plan (2017)

G1 Delivery and location of growth
H2 Maximising the supply of self-contained housing from mixed-use schemes
H4 Maximising the supply of affordable housing
E1 Economic development
E2 Employment premises and sites
A1 Managing the impact of development
A4 Noise and vibration
D1 Design
C3 Cultural and leisure facilities
C5 Safety and security
C6 Access for all
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC4 Air quality
TC2 Camden's centres and other shopping areas
T1 Prioritising walking, cycling and car-free development
T2 Parking and car-free development
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance

CPG 1 Design (2015, updated March 2018)
CPG 2 Housing (2016, updated March 2018)
CPG Housing (interim)
CPG 3 Sustainability (2015, updated March 2018)
CPG 6 Amenity (2011, updated March 2018)
CPG Amenity
CPG Basements
CPG 7 Transport (2011)
CPG 8 Planning obligations (2015, updated March 2018)

CPG Employment sites and business premises (2018)

CPG Town Centres (2018)

Camden Broadway Conservation Area Statement 2009

Assessment

1.0 Background

- 1.1 Planning permission was previously granted at the site in October 2016 (reference 2015/4396/P) to erect a five storey building (including basement floor) to provide 1 x 4 bedroom maisonette (C3 use) and a retail unit (A1 use) at ground and basement level.
- 1.2 The current application proposes an almost identical design and massing to the previously approved scheme, however, permission is now sought for a residential scheme comprising three dwellings as opposed to a single dwelling.

2.0 Proposal

- 2.1 Planning permission is sought for the erection of a four-storey building with basement floor, internal courtyard and projecting ground and first floor which would extend the full depth of the plot. The proposed building would include three residential units comprising 1 x 2 bedroom live/work unit at basement and ground level, 1 x 1 bedroom unit at first floor, and 1 x 2 bedroom unit at 2nd and 3rd floor level.
- 2.2 The proposed building would have a ground floor to eaves height of 11.7m, a width of 6.7m, and the main building would have a depth of 8.7m. The building would be finished in concrete cladding tinted in a rusty tone. The proposed basement floor would cover the entire footprint of the site, measuring 6.7m wide, 16.9m long and 3m deep (measured from ground level), with a lightwell to the front measuring 4.3m x 1.5m covered in walk-on glazing.
- 2.3 The proposed roof would be multi-pitched, with a maximum height of 1.9m above the eaves height and would be finished in pre-patinated standing seam zinc. A modern chimney would extend 1.8m above the roof ridge.

Revisions

- 2.4 During the course of the application, the following revisions were made to the proposals:
 - A proposed terrace at first floor level was removed and replaced with a green roof.
 - The ground floor/lower ground floor unit was changed from a three bedroom dwelling to a two bedroom live/work unit.
 - Changes to cycle parking storage to ensure sufficient room.
 - Minor design changes to the roof parapet.

3.0 Assessment

- 3.1 The principle considerations in the determination of the application are as follows:

- Land Use

- Affordable Housing
- Housing Mix
- Standard of accommodation
- Design
- Impact on neighbouring amenity
- Basement impact
- Transport
- Energy and sustainability
- S106/CIL

4.0 Land Use

- 4.1 The development proposes the creation of three residential units on the currently vacant site. Although the site is located within a Neighbourhood Centre, approximately half of the centre (nos. 158 – 164, a former tool hire shop) received planning permission for residential conversion in 2010 which has been completed and occupied for several years.
- 4.2 The application site itself was used for at least ten years up until 2014 as a car sales lot, and planning history suggests use of the site for vehicle parking since at least 1975. There is no evidence of any former retail (A1) use.
- 4.3 When discussing housing in protected frontages, Policy TC2 states that In order to protect the retail and town centre function of our centres the Council will only permit conversion of retail and other town centre uses to residential use in the protected frontages where it does not harm the role and character of the centre, including maintaining the supply of shop premises in centres across the borough. It goes on to say that the Council will seek to retain convenience shopping for local residents in Camden's Neighbourhood Centres and will ensure that development in them does not harm the function, character or success of that centre or the supply of shops.
- 4.4 It is clear that policy resists the introduction of residential uses on ground floor level except in relatively limited circumstances. Although the proposal does not involve conversion of an existing building and relates instead to a vacant site, it is not considered that this renders the policy irrelevant.
- 4.5 On the other hand, the application site is the southernmost property in the southernmost frontage in the Centre. Numbers 158 and 160-164 have already been replaced by modern flats, and this accounts for half the frontage length. Only two retail units at nos. 154 and 156 remain in the frontage (recently in use as a cafe and a nail salon, both A1 use).
- 4.6 On balance, despite the policy's resistance to residential uses in protected frontages, it is not considered that a ground floor residential use would harm the role, function, character or success of the centre. Furthermore, during the course of the application, the proposal was revised to introduce a live/work unit at ground and lower ground level. The habitable rooms would be located at the lower level, with the work/living space at ground floor fronting the street. Although it would not result in the same active frontage as a retail unit, it would bring an element of activation to the ground floor in accordance with the aims of policy TC2. In conclusion, the principle of additional residential floor space is strongly supported as a priority land use under policy H1 and is considered acceptable in this location.

5.0 Affordable Housing

- 5.1 Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution towards affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity.
- 5.2 The current application proposes the creation of 312sqm (GIA) residential floorspace, which would trigger an affordable housing contribution in line with Policy H4. The sliding scale in this instance would require a provision equal to 6% of the total C3 floorspace (expressed in GEA). For developments with capacity for 10 or more additional dwellings, the affordable housing should be provided on site. However, in the case of proposals with capacity for fewer than 10 additional homes (1,000sqm GIA), the Council will accept a payment-in-lieu of affordable housing. Payments-in-lieu are considered appropriate for these minor schemes as the affordable housing required would rarely be equivalent to a whole dwelling.
- 5.3 The Council's current adopted multiplier for calculating a payment-in-lieu within market residential schemes is £2,650 per sqm (based on GEA). This provides an overall requirement of £62,932.20 based on the creation of 395.8sqm of residential floorspace (using the applicant's GEA figure) which will be secured by S106 Legal Agreement.

$$6\% \text{ of } 395.8\text{sqm} = 23.748 \times £2,650 = \mathbf{£62,932.20}.$$

6.0 Housing Mix

- 6.1 Local Plan Policy H7 seeks to ensure that all housing development contributes to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes. The Dwelling Size Priorities Table states that 2 and 3 bedroom units are high priority in the borough and 1 bedroom units are lower priority. The supporting text to this policy states that we will expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so.
- 6.2 The proposals include the creation of three self-contained flats (2 x 2 bedroom and 1 x 1 bedroom). Given that two of the three units (67%) would be a high priority dwelling size, the proposed housing mix is considered acceptable. Although the ground floor unit would be a live/work unit, policy H1 (paragraph 3.29) states that the Council will generally treat live / work units in the same way as housing for the operation of development policies. Such premises contribute to the range of homes and the range of business premises in the borough, and the Council will not resist the development of live / work premises on sites that are considered suitable for housing provided that they include an appropriate mix of dwelling sizes and types in accordance with other policies including H4 and H7.

7.0 Standard of accommodation

- 7.1 With regard to the quality of the proposed accommodation, the proposed flats would comply with the nationally described space standards as set out in the table below. Built-in storage and outside amenity space in the form of roof terraces and an internal courtyard would be provided for two of the three flats.

Flat	Number of bed spaces/persons	Requirement (sqm)	Proposed (sqm)
Basement/ ground floor	2 bedroom 4 person	79	160
1 st floor	1 bedroom	50	60

	2 person		
2 nd /3 rd floor	2 bedroom 4 person	79	94

- 7.2 The two bedroom live work unit would be spread across ground and lower ground floor levels. The kitchen/dining area, accessible WC and live/work space would be located at ground floor level. There would be no outlook from the rear window which would be obscure-glazed; however, given this serves a non-habitable kitchen, this is considered acceptable. Likewise, the wheelchair-accessible bathroom would not be served by a window, but as this is a non-habitable room, this is an acceptable arrangement. Two bedrooms and an additional WC would be located at lower ground floor level. The front bedroom would look out onto a front lightwell which would provide limited, but acceptable outlook and daylight. Likewise, the rear bedroom would have access onto an internal courtyard which would provide acceptable outlook and daylight. Both bedrooms would exceed the required space standard of 11.5sqm for a double bedroom. The site is not in an area prone to flooding, and as such the location of the bedrooms at lower ground floor level is considered acceptable.
- 7.3 The first floor 1 bedroom unit would provide a good standard of accommodation with a large triple aspect kitchen/living area, adequate internal storage and an external terrace area. The bedroom would measure 10.3sqm which is slightly below the required 11.5sqm, but given the overall standard of the unit, this is considered acceptable.
- 7.4 The third flat would be spread across second and third floor levels with a WC at first floor level. The two bedrooms would measure 12.3sqm each, both with internal storage. The flat would be dual aspect with a large kitchen/dining/living space at third floor level. The proposals originally included a terrace area at second floor, but this was removed at the Planning Officer's request due to concerns about overlooking of the flats below and the Bruges Place flats to the rear. Although no outside amenity space is provided for this unit, this is considered acceptable given the constraints of the site.
- 7.5 Although the ground floor level does not benefit from step-free access from street level, a platform lift is provided to allow wheelchair access to the building.
- 7.6 Overall, the proposed development is considered to provide an acceptable standard of accommodation for future occupants, in accordance with policy H6.

8.0 Design

- 8.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Development Policies Document is supported by CPG1 (Design) and the Camden Broadway Conservation Area Statement.
- 8.2 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant, which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

The site

- 8.3 The site is a vacant end of terrace plot of land on the east side of Royal College Street, on the junction

with Baynes Street. The site is located in the Camden Broadway Conservation Area whose character can be divided into two distinct types: the busy, main traffic routes through the area (Camden Road, Royal College Street and St Pancras Way) which support commercial uses at ground floor; and the quieter residential streets which run between these. The height, materials and plot layout broadly respect the 19th century development of the area.

- 8.4 The terrace of which the application site forms a part is broadly typical in this regard, however, on close inspection includes a mix of contemporary and 19th century building types that allows for an appropriate modern design. The terrace is a group of four buildings. Two of the buildings (nos.154-156) are typical three storey 19th century townhouses with shops to the ground floor and residential accommodation above. No.158 and 160-164 Royal College Street are modern four storey residential developments designed in the idiom of the adjoining townhouses. They are three storeys with setback fourth floors. To the rear of the application site are the 20th century buildings that form Bruges Place. The application site also faces Royal College Street Bridge over Regent's Canal and forms a relationship with the 3 other buildings facing the Bridge. In particular the application site is directly opposite the contemporary-designed Lawfords Wharf.
- 8.5 The site itself is a corner plot that is slightly wider than neighbouring plots and faces onto Royal College Street. The site is highlighted in the Camden Broadway Conservation Area Appraisal and Management Strategy as making a negative contribution to the conservation area. It is described as: "Open space adjacent to 154 Royal College Street. Currently used to park cars. Unsightly perimeter railings and advertising hoarding and supporting structure". The Conservation Area Management Strategy goes on to say that "The Council will particularly encourage proposals which seek to enhance or, where appropriate, redevelop those buildings and spaces, which are considered to have a negative impact on the special character or the appearance of the conservation area."

Assessment

- 8.6 The proposed building is almost identical to the previously approved scheme granted on 07/10/2016 under reference 2015/4396/P, incorporating the non-material design amendments approved under reference 2017/0171/P. It would be of similar footprint, height, massing, design and materials, and there has been no significant change in policy or circumstances since the previous permission was granted.
- 8.7 As discussed in the previous officer's report, the site is considered to require a skilled design approach in order to reinstate a townhouse which would reinforce the established pattern of development on the terrace. Camden welcomes modern design approaches and schemes which can deliver buildings of exceptional design quality in conservation areas. The proposed design is considered to achieve these aspirations and would be a welcomed introduction to the streetscene, replacing what currently detracts from the character and appearance of the area.

Detailed design

- 8.8 Whilst overtly modern in its appearance, the proposal would relate to and reinforce the key elements of the terrace. It rightly takes advantage of its corner plot to make the most of its double aspect and view of the canal.
- 8.9 At ground floor level a glazed frontage would match the grain, height and fascia band of the parade of adjoining shop units found in the terrace. At the upper floors, the windows would align with those of the adjoining buildings on the terrace and correctly deliver hierarchy through reducing the window height as you travel up the building. A walk-on glazed lightwell would be provided to the front of the building,

details of which (and any front balustrading) would be secured by condition.

- 8.10 The proposal originally included a parapet that sat slightly higher than the adjacent parapet of the neighbouring property. After the Council's Conservation Officer raised concerns regarding the visual impact this would have on the terrace which is characterised by a very consistent parapet line, the proposals were amended so that the pigmented concrete parapet would sit at the same level as the rest of the terrace. Above this point, the third floor would feature narrow horizontal glazing, above which the roof would sit. Although the roof level would sit higher than the neighbouring properties, the use of a strong visual concrete parapet with more visually recessive glazing above would help to retain the appearance of the existing parapet line and respect the 19th Century proportions and is considered acceptable.
- 8.11 The proposed rhythm of vertical breaks helps integrate the new building with the vertical arrangement of the historic terraces. Windows on the flank follow this order, providing a double fronted aspect affording views of the canal. The scale is commensurate with its neighbours with the rear projection reading as a typical 'closet' extension which is typically at the rear of buildings along the terrace and in the area.

Materials

- 8.12 The proposal is unashamedly modern and has been designed to be a contemporary interpretation of the adjoining terrace. It would be constructed using a rust colour concrete. It is important to note that, as already stated, the terrace already has a modern infill at the northern end and it's not a complete example of an 19th Century terrace. Moreover the building to the south, east and west of the site all vary with regard architectural type and style. The varied townscape allows an additional modern building to sit comfortably in its context without appearing obtrusive.
- 8.13 The quality of detail and materiality will be essential to the success of the final building. Officers would expect the concrete to have a tonal quality which responds to the character of the area and a large scale sample panel showing each of the typical façade details being constructed on site would be secured by condition. This is an architect-led proposal by a practice that has a track record of designing and delivering high quality residential buildings. Although it would not be reasonable to require the continued involvement of the specific practice, it is considered essential to ensuring the quality of the design that an architect of the right experience and expertise is retained throughout the project, and a S106 Head of Term would be added to this effect.

Conclusion

- 8.14 The proposal is considered to be a high quality and interesting design which successfully responds to its heritage context. The proposal is a simple and rational contemporary response to the end of terrace plot which would undoubtedly enhance character and appearance of the Camden Broadway Conservation Area. The proposal represents a very high quality distinctive design which will deliver a building of the exceptional design quality officers seek.
- 8.15 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. The proposed development accords with the London Borough of Camden Local Plan with particular regard to policies D1 and D2.

9.0 Impact on neighbouring amenity

- 9.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 9.2 The rear extension would run to the boundary with Bruges Place, the neighbouring development on Baynes Street which was purpose built as offices above ground floor parking. The first floor of Bruges Place has been converted to residential use under Office to Residential prior approval (2014/4321/P). The proposed extension would terminate with a two storey element on the boundary, finished in concrete as per the rest of the building, separated from the residential studio unit on the corner of Bruges Place which it directly faces by 5.5 metres. There would be a large window at ground floor level; however, this would be obscure glazing to preserve the privacy of future occupants and neighbouring residents. The installation of the obscured glazing would be secured by condition. The detailing and window opening would break up the appearance of the rear wall facing Bruges Place and would help to preserve outlook from the nearest affected single corner flat. The corner flat is dual aspect and has outlook from the south across Baynes Street as well as west towards the rear of the application site. As such, the proposed development is not considered to cause harm to the amenity of this flat by way of loss of daylight or outlook.
- 9.3 The proposal also includes a first floor terrace serving the one bedroom flat. This terrace is screened from Bruges Place by the proposed rear wall which would preserve the privacy of occupants of the new flat and those in Bruges Place. There would be no north-facing windows, or potential views from the external terraces, and as such, the proposals would not cause harm to the amenity of neighbouring occupants at no.154 Royal College Street.
- 9.4 The proposed footprint and massing of the development would be the same as the previously approved proposal (reference 2015/4396/P). A daylight/sunlight report was submitted in support of the application and it was concluded that given the design and orientation, the proposed building would be an appropriate distance from neighbouring buildings including Bruges Place and 154 Royal College Street, and would be of an orientation so as not to result in a significantly detrimental impact upon the amenity levels enjoyed by any adjacent residential accommodation. As the proposals remain of the same footprint and massing as previously approved, the previous officer's assessment remains relevant.
- 9.5 In conclusion, it is considered that the proposed building would not have a detrimental impact on the light, outlook, privacy, or amenity of the residents of Bruges Place and is acceptable in terms of policy A1.

10.0 Basement Impact

- 10.1 The proposed basement floor would cover the entire footprint of the site, measuring 6.7m wide, 16.9m long and 3m deep (measured from street level). It would include a front lightwell measuring 1.5m x 4.3m. The basement would be of the same depth, footprint and construction technique as that previously proposed for application reference 2017/4496/P. Although this application was subsequently withdrawn, the basement impact assessment (BIA) submitted in support of the application (prepared by Michael Hadi Associates Ltd.) was fully audited by Campbell Reith who confirmed that the development would not impact on the wider hydrogeology and hydrology of the area, or the structural stability of neighbouring buildings and would meet the requirements of Camden's basement policies and guidance.
- 10.2 The same BIA was submitted for the current application. Campbell Reith have reviewed the assessment, and compared the proposals to the previous 2017 application. They have confirmed that there is no substantial change and that the construction and methodology will be identical. On that basis, it was not

considered necessary to audit the new application.

- 10.3 Campbell Reith previously recommended liaison with Thames Water to agree protection of their asset which runs across the site, and an informative will be added to the decision notice to remind the applicant of this.

11.0 Transport

Car parking

- 11.1 Policy T2 of the Camden Local Plan states that the all new developments in the borough must be car-free. No off-street car parking is currently provided and none is proposed. In order to prevent future occupants from obtaining on-street parking permits, the Council would require the development to be car free. This would be secured by a Section 106 Agreement.

Cycle parking

- 11.2 Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. The London Plan requires 1 parking space per studio/one bedroom unit and 2 spaces per all other dwellings. This generates a requirement for 5 parking spaces to be provided for the proposed development.
- 11.3 The proposals include a secure bicycle store at ground floor level with direct, step free access on to Baynes Street. A Josta Two-Tier stand would be installed with space for 5 cycles, in accordance with the requirements of the London Plan and CPG7. The installation and retention of the cycle store would be secured by condition.

Construction Management

- 11.4 Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 11.5 Whilst the development is not considered to be a large scale development, due to the location of the site and the nature of the works, a CMP would need to be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the council's pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.
- 11.6 A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation if planning permission is granted.

Highway and Public Realm Improvements directly adjacent to the site

- 11.7 Paragraph 6.11 (Policy A1) of the new Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. A highways contribution will be required in accordance with Policy A1. This will allow the Council to remove any redundant vehicular

crossovers and repave the footways directly adjacent to the site on completion of the development. This planning obligation will be secured via legal agreement if planning permission is granted. A cost estimate for highway works has been requested from the Council's Design Engineering Team.

Approval in principle

11.8 The proposal includes the excavation of a basement directly adjacent to the public highway on Baynes Street and Royal College Street. In order to ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations, an 'approval in principal' (AIP) report and an associated assessment fee of £3,600 will be required in accordance with Policy A1. This report would include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highways adjacent to the site. These planning obligations will be secured via legal agreement if planning permission is granted.

12.0 Energy and Sustainability

12.1 Policy CC1 requires all development to minimise the effects of climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC2 requires development to be resilient to climate change by adopting climate change adaptation measures.

12.2 The application is accompanied by an Energy Statement prepared by Energist UK setting out the proposed measures to achieve CO2 reductions at the development site. These include the followings:

- Energy efficient building fabric and insulation.
- High-efficiency double-glazed windows.
- High-efficiency heating systems.
- Low-energy lighting.
- A minimum of 5.65 kWp of photovoltaic (PV) panels (39m² to 44m²) will be installed South East or South West facing, on a 30° pitch.
- Air Source Heat Pumps (ASHP) will be intalled to each property.

12.3 The measures outlined would result in the development achieving a C02 emissions reduction of 19% below Part L 2013 Building regulations. This will be secured by condition to ensure this target is met.

12.4 Policy CC3 requires developments to reduce their water consumption, pressure on the combined sewer network and the risk of flooding. According to additional information submitted by the applicant, the proposed development will be capable of achieving a maximum internal water use of 105 litres a day (includes 5 litres for external water use). A condition would be added to ensure this target is met.

12.5 Given the extent of subterranean development it is considered appropriate to secure SUDS by condition to ensure the development does not increase surface water run-off, in accordance with policy CC3.

13.0 Mayor of London's Crossrail CIL

13.1 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it includes the creation of new residential units. The Mayoral CIL is charged at £50 per sqm. Based on the Mayor's CIL charging schedule and the information provided as part of the application, 312 sqm (Chargeable Housing) x £50 per sqm (Mayoral CIL) = £15,600.00. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs

index.

14.0 Camden CIL

14.1 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone B. The estimate based on the uplift of floorspace and the proportion of market housing and commercial floorspace proposed, the Camden CIL liability is £156,000.00 (312 sqm x £500).

15.0 Conclusion

15.1 Redevelopment of the site which is currently identified as making a negative contribution to the Camden Broadway Conservation Area, is supported. The proposed building would be a contemporary design, sensitively referencing essential characteristics of the conservation area while representing high quality contemporary design. Considering all the issues, it is considered the proposed building would be a positive addition to the street and to the surrounding conservation area and would have limited impact on neighbouring amenity.

15.2 The planning application is recommended for approval subject to a S106 Legal Agreement covering the following heads of terms:

- Car free development
- Construction management plan and implementation fee of £3,136.00.
- Removal of crossover and Highways and Streetworks Contribution.
- Basement approval in principle and fee of £3,600.00.
- Retention of architect.
- Payment in lieu of affordable housing of £62,932.00.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th November 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'.

Henning Stummel Architects
2 Smugglers Yard
London
W12 8HU

Application Ref: **2017/6978/P**

14 November 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:

**Land at 152 Royal College Street
London
NW1 0TA**

DECISION
Proposal: Erection of 4 storey building including excavation of basement to provide 1 x 1 bedroom flat, 1 x 2 bedroom flat and 1 x 2 bedroom live/work unit.

Drawing Nos: 101 110 EX rev. B, 101 020 EX rev. A, 101_PA_010, 101_EX_200, 101 110 PA rev. J, 101 120 PA rev. H, 101 130 PA rev. J, 101 210 PA rev. H, 101 220 PA rev. H, 101 310 PA rev. H, 101 320 PA rev. B, Design and Access Statement received 14/02/2018 and Sustainability Statement dated 08/03/2018.

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: 101 110 EX rev. B, 101 020 EX rev. A, 101_PA_010, 101_EX_200, 101 110 PA rev. J, 101 120 PA rev. H, 101 130 PA rev. J, 101 210 PA rev. H, 101 220 PA rev. H, 101 310 PA rev. H, 101 320 PA rev. B, Design and Access Statement received 14/02/2018 and Sustainability Statement dated 08/03/2018.

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

- 3 Sample panels of all facing materials shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced.

The sample panel of the concrete shall be no smaller than 1m x 1m and shall demonstrate the colour, finish and texture of the material.

The development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings and terrace enclosures at a scale of 1:10 with any finials at 1:1, including materials, finish and method of fixing.

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door at a scale of 1:10.

- c) Plan and section drawings of new lightwell at a scale of 1:10.

- d) Details of typical façade junctions details including roof junction; glazing, bronze and concrete elements at a scale of no less than 1:5.

The relevant part of the works shall then be carried in accordance with the approved details

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

- 5 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.

- 6 Cycle parking for 5 cycles shall be provided in accordance with the approved drawing reference 101 110 PA rev. J prior to first occupation of the development and shall be 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.

- 7 The residential units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

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 C6 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 9 Prior to occupation, evidence demonstrating a 19% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to, a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

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.

- 11 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 12 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment by Michael Haidi Associates Ltd dated 2 August 2017 hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the residential element of the development, the ground floor kitchen window shall be obscure glazed and fitted with restrictors which limit the opening to no more than 100mm. These measures shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable loss of privacy to neighbouring premises in accordance with the requirements of policy A1 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 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.
- 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.
- 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.
- 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 You are advised that specific protection measures for the sewer should be agreed with Thames Water prior to commencement of works, including requirements for monitoring during the works.

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

DRAFT

DECISION