

Application ref: 2018/3072/P
Contact: Alyce Keen
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Date: 15 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Laura Karady
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N7 7PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land to rear of No. 1 and No. 2 Rochester Road
London
NW1 9JH**

Proposal:

Erection of a 2-storey 3-bed dwellinghouse.

Drawing Nos: Site Location Plan, Existing: S01, S02, S03, S04. Proposed: P01, P01a, P02, P03, P04a Rev. A, P06a, P25a, Design and Access Statement, Sustainability Report prepared by Mador Architects.

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: Site Location Plan, Existing: S01, S02, S03, S04.

Proposed: P01, P01a, P02, P03, P04a Rev. A, P06a, P25a, Design and Access Statement.

Reason:

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

- 3 Before the relevant part of the work is begun, 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:

a) Plan, elevation and section drawings of at 1:10 of all window openings showing reveal, framing and glazing;

b) Plan, elevation and section drawings at a scale of 1:10 of typical eaves condition;

c) Plan, elevation and section drawings at a scale of 1:10 of solar panels, showing slates and roof build up

d) Plan, elevation and section drawings at a scale of 1:10 of the projecting box window to the first floor southeast elevation

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 4 Before the relevant works are commenced, samples and/or detailed drawings of the following materials shall be provided and approved in writing by the local planning authority:

a) facing brickwork demonstrating the proposed colour, texture, face-bond and pointing

b) roof slate demonstrating the proposed colour, texture and tiling arrangement

c) stone coping

d) rainwater goods

e) gate and front boundary treatment details

The development shall be carried out in accordance with the approval given. The approved materials samples 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation of the dwelling, the first floor window to the southeastern elevation approved on drawing P-04a Rev. A will be obscure glazed. The obscured glazing will be permanently retained hereafter.

Reason: To prevent harm to the privacy of neighbouring residential occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017

- 6 No part of the site will be used for car parking

Reason: To prevent unacceptable transport impacts associated with increased car ownership and use, in accordance with policy T2 of the London Borough of Camden Local Plan 2017.

- 7 The cycle store for 2 cycles hereby approved shall be provided in its entirety prior to the first occupation of the dwelling, 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.

- 8 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the Sustainability Report prepared by Mador Architects. Prior to occupation, evidence demonstrating that the approved measures have been implemented 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 (Climate change mitigation), CC2 (Adapting to climate change) and CC3 (Water and flooding) 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 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 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.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer