

# 8 Smart's Place WC2B 5LW Ref. 2019/1420/P



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Views of front of building



View looking south along Smart's Place



View looking back to No. 18 Stukeley Street from roof

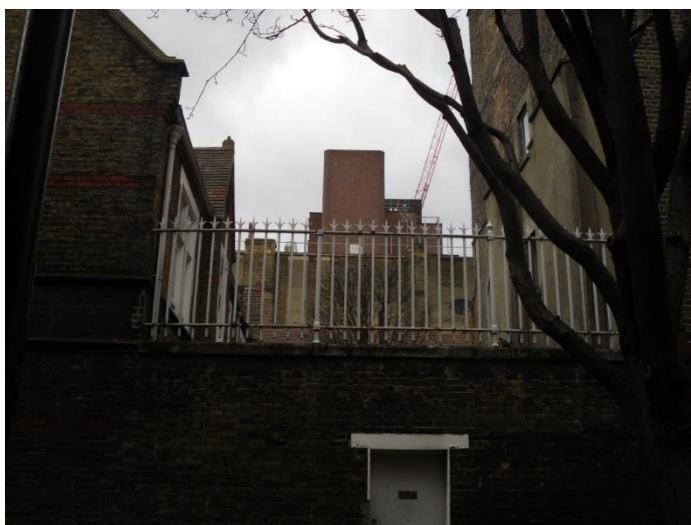




Existing roof of host building



View down to almshouses



View north from Macklin Street

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>10/05/2019</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>28/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Kate Henry			2019/1420/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
8 Smart's Place London WC2B 5LW			Please refer to draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building					
<b>Recommendation(s):</b>		Grant conditional planning permission subject to section 106 agreement			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 29/03/2019 (consultation expiry date 22/04/2019) and an advert was placed in the local press on 04/04/2019 (consultation expiry date 28/04/2019).</p> <p>No comments have been received.</p>					
<b>Covent Garden (Seven Dials) CAAC</b>	No comments received (consultation expiry date 16/04/2019)					
<b>Bloomsbury CAAC</b>	<p>This part of Smart's Place is a much more intimate enclave than the part across Stukeley Street towards High Holborn and an extra three floors is therefore excessive in scale here as the applicants' own drawings show - we therefore object to this proposal.</p> <p><b>Officer comment:</b></p> <p><i>There is an extant planning permission for a three storey extension of a similar design (planning reference 2016/0083/P). Furthermore, the extension has been designed to mitigate its visual impact and to read as a later addition to the host building and the design is therefore considered to be acceptable.</i></p>					
<b>Covent Garden Community Association</b>	<p>Covent Garden Community Association (CGCA) objects to this application on the grounds of its unsympathetic appearance within the context of the Seven Dials conservation area, and over-intensification leading to loss of amenity.</p> <p>We note that the application involves a reduction in height from the withdrawn application 2018/4972/P. We also note that it involves some welcome design improvements.</p> <p>However, the site is challenging, and the proposed elevations still dominate the streetscape behind the historic almshouses on Macklin Street and are likely to compromise the existing amenity of other neighbouring buildings.</p> <p>With regard to the previously consented scheme 2016/0083/P, the drawings available on the planning portal were subject to revisions and are of poor quality. We would welcome dialogue with the applicant in order better to understand what may be the merits of the current application 2019/1420/P over 2016/0083/P, and any further modifications that could be made to overcome the issues. Given the situation, we must be pragmatic, and would</p>					

rather be able to support a 'least bad' option.

**Officer comment:**

*There is an extant planning permission for a three storey extension of a similar design (planning reference 2016/0083/P). Furthermore, the extension has been designed to mitigate its visual impact and to read as a later addition to the host building and the design is therefore considered to be acceptable. Due to the set-back, it is unlikely to be prominent in views from Macklin Street; however, even if it is visible, the design is considered to be interesting and of a high quality.*

## Site Description

The application site is 8 Smart's Place, which is a 4 storey (plus basement) building on the north-eastern side of Smart's Place, a cul-de-sac close to the junction with Stukeley Street.

The building is currently used for offices and the flat roof includes a glazed lantern light and plant machinery.

The building is located within the Seven Dials (Covent Garden) Conservation Area. The building is not listed. The properties to the south (St Giles Almshouses) facing onto Macklin Street are grade II listed.

## Relevant History

**2018/4972/P:** Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building. **Withdrawn.**

**2017/6979/P:** Proposed replacement of window with door to front elevation of premises. **Granted 23/02/2018.**

**2016/0083/P:** Erection of 3- storey extension at roof level, formation of 1x (3bed) self-contained flat, including roof garden; installation of plant machinery as replacement for existing above four- storey office building. **Granted Subject to a Section 106 Legal Agreement 27/09/2016.**

**2006/3554/P:** Installation of two roller shutters to front window and doorway of the existing office (Class B1) building. **Withdrawn.**

**2005/1276/P:** Replacement of windows and main entrance door to front elevation. **Granted 13/07/2005.**

**2004/4363/P:** Application for a Certificate of Lawfulness for existing office (B1a) use. **Granted 02/12/2004.**

**2004/1853/P:** The erection of a 2 storey roof extension to provide for 2 residential units (2 x 2 bedrooms) together with external alterations to Smart's Place and Almshouses elevation. **Granted Subject to a Section 106 Legal Agreement 02/12/2004.**

**36161/R1:** The change of use of the basement, ground and first floors from warehousing and the second and third floors from photographic studios, all to industrial design, model and sample production, photography and photographic processing and artwork. **Granted 14/07/1983.**

**29757:** Change of use of the second and third floors from warehousing to photographic studios. **Granted 07/03/1980.**

**18665:** Change of use for a limited period from warehouse to office. **Refused 13/06/1974.**

**12879:** Change of use for a limited period from warehouse to office and external alterations. **Refused 01/05/1972.**

**10909:** Redevelopment of No 8, Smart's Place by the erection of a building of basement, ground and four upper floors for use as offices. **Refused 24/06/1971.**

**05/10/1948:** The use for a limited period of the 2nd and 3rd floors of No. 8, Smart's Place as a photo engravers studio and workshop. **Granted 23/11/1948.**

**22/06/1948:** The use of 8, Smart's Place, Holborn, for light industry (pharmaceutical and insecticides). **Refused 17/09/1948.**



**364/760L:** The carrying out of alterations at 8 Smarts Place, including adaptations of opening in the front elevation and the construction of a lift motor room at roof level. **Granted 12/08/1965.**

## **Relevant policies**

### **National Planning Policy Framework (2019)**

### **London Plan (2016)**

#### **Camden Local Plan (2017)**

G1 Delivery and location of growth

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

E1 Promoting a successful and inclusive Camden economy

E2 Employment premises and sites

A1 Managing the impact of development

A2 Provision and enhancement of open space

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC5 Waste

T1 Prioritising walking, cycling and public transport

T2 Car-free development and limiting the availability of parking

T4 Promoting the sustainable movement of goods and materials

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

#### **Camden Planning Guidance**

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Developer contributions (2019)

CPG Energy efficiency and adaptation (2019)

CPG Interim housing (2019)

CPG2 Housing (May 2006 updated March 2019)

CPG Transport (2019)

CPG Employment site and business premises (2018)

CPG Public Open Space (2018)

CPG Amenity (2018)

### **Seven Dials (Covent Garden) Conservation Area Statement (1998)**

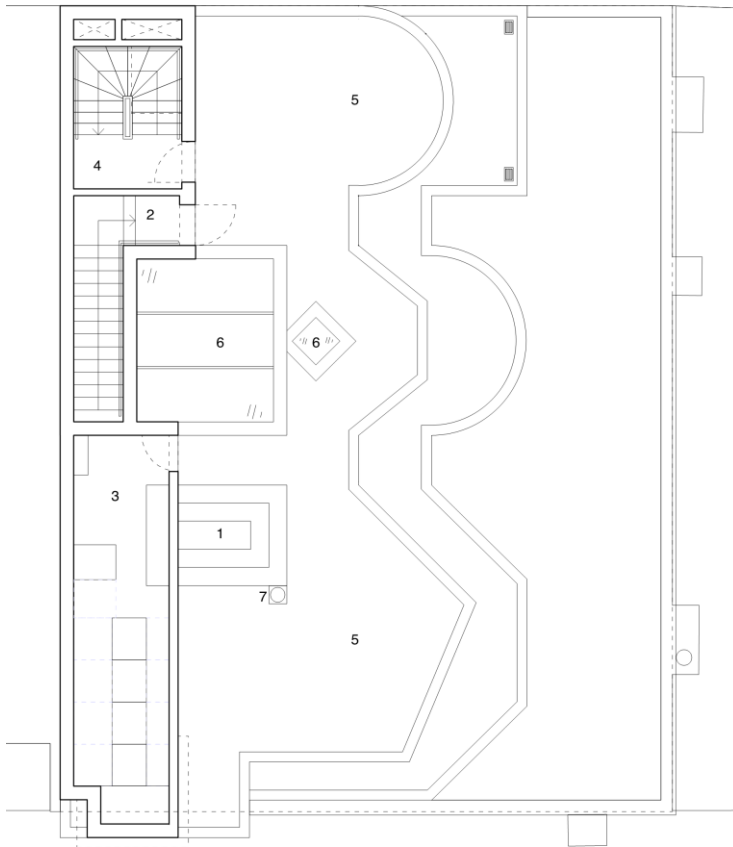
## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following:

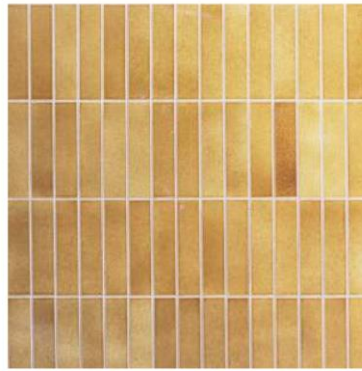
- Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof terraces;
- Installation of replacement plant machinery for existing four-storey office building;
- Associated alterations to existing building.

1.2. The proposed roof extension, which has an irregular form (see picture below), would measure up to 8.5 metres tall (3 storeys) and would step down to 3.4 metres tall (1 storey). The extension would measure up to 10.4 metres wide across the front elevation of the host building and would extend across the whole depth of the host building (17.8 metres). An element measuring 4.2 metres wide on the front (south-west) elevation would overhang the front elevation by 0.6 metres.



1.3. A roof terrace, with black painted metal railings, would cover the part of the roof of the host building which is not covered by the new extension (at level 4). There would also be roof terraces at levels 5 and 6.

1.4. The proposed extension would be clad with light coloured brick slips in a vertical bond, similar to the pictures below. (These pictures are indicative only at this stage).



1.5. The proposed new dwelling would measure 266sqm (GIA). The lowest storey of the new extension (Level 4) would include the main living spaces (kitchen, dining area, library, living room etc.) and one double bedroom. The level above (Level 5) would include two double bedrooms and associated facilities (dressing rooms, bathrooms etc.) and the uppermost storey (Level 6) would feature the plant room, the lift overrun and two staircase accesses on to the roof terrace at this level (one for the new dwelling and one as an emergency escape route for the offices below).

## 2. Revisions

2.1. The following revisions have been made during the course of the application:

- Bay window feature added to front elevation (to replicate extant permission)
- Vertical stack bonding and light brick colour to differentiate between the existing and new parts of the building
- Altered window design (so as not to replicate windows on existing building) and omission of front window at level 5.

## 3. Planning considerations

3.1. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development / relevant planning history
- Affordable housing contribution
- Heritage and design
- Living standards for future occupiers
- Impact on neighbouring properties
- Transport considerations

## 4. The principle of development / relevant planning history

4.1. Planning permission reference 2016/0083/P [Erection of 3 storey extension at roof level, formation of 1x (3bed) self-contained flat, including roof garden; installation of plant machinery as replacement for existing above four- storey office building] was granted on 27/09/2016 and remains extant until 26/09/2019.

4.2. The extant permission was subject to 1 pre-commencement condition (as well as 4 other conditions) which has not been discharged; however, it is still feasible that the extant permission could be implemented before it expires and the extant permission should be

considered as the 'fall-back' position, with some weight in the decision making process.

- 4.3. The extant permission was approved under a different development plan (the Local Development Framework) and the Local Plan was later adopted on 03/07/2017. This report will provide an assessment with regards to the Local Plan.
- 4.4. Housing is regarded as the priority land use of the Local Plan. Policy H1 of the Local Plan seeks to maximise housing supply in the borough and therefore the provision of an additional self-contained dwelling is welcomed. Policy H7 seeks a mix of dwelling sizes. The accompanying Dwelling Size Priorities Table (DSPT) indicates that 3-bedroom market homes have high priority and therefore the provision of a 3-bed dwelling is welcomed.
- 4.5. On the basis of the above, the proposed development is considered to be acceptable in principle, subject to the detailed considerations below.

## 5. Affordable housing contribution

- 5.1. Policy H4 seeks to maximise the supply of affordable housing in the borough. It notes that the Council will expect a contribution to 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. In this case, the proposal provides one additional home which measures 266sqm (GIA) and therefore a contribution towards affordable housing in the borough is required.
- 5.2. Targets are based on an assessment of development capacity whereby 100sqm of housing floor space is generally considered to create capacity for one home and 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. The affordable percentage is calculated on the basis that 100sqm (GIA) is sufficient 'capacity' for a single home (rounded up or down to the nearest 100sqm). In this case, the target would be 6%.
- 5.3. Policy H4 notes that where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. In this case, the proposed contribution is as follows:

$$[\text{Additional floor space (GEA)} \times \text{£2,650}] \times 6\%$$

$$302\text{sqm} \times \text{£2,650} = \text{£800,300}$$

$$\text{£800,300} \times 6\% = \text{£48,018}$$

- 5.4. This will be secured by the section 106 legal agreement. Subject to the suggested terms of the legal agreement, the proposal is considered to be acceptable in this respect.

## 6. Heritage and design

- 6.1. The application site is located within the Seven Dials (Covent Garden) Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 6.2. The properties to the south (St Giles Almshouses) facing onto Macklin Street are grade II listed. The Council has a statutory duty to have special regard to the desirability of preserving a listed building(s) or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 6.3. Policy D1 of the Local Plan seeks to secure high quality design which respects local context

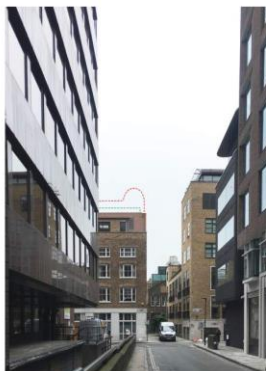
and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2; comprises details and materials that are of high quality and complement the local character; and preserves strategic and local views. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

6.4. The Seven Dials (Covent Garden) Conservation Area Statement notes that Smart's Place and Stukeley Street have an industrial/commercial character, similar to a mews quality.

6.5. At the time of the previous (extant) permission it was noted that the proposed 3 storey extension would harmonise with the diverse roof forms in the surrounding area and it was noted that the stepped form of the extension would reduce the impact on the nearby listed almshouses. It was also noted that the proposed extension would not be prominent in the public realm.

6.6. The existing building is 4 storeys tall above ground level and the proposed extension would add an additional three storeys to the building and partially project beyond the front building line (similar to the extant permission). However, the fact the extension steps down from three storeys to one storey on the front elevation would reduce its scale and massing as viewed from the adjacent streets; and the fact it would be clad with a different facing material (brick slips placed vertically) means it would clearly read as a later addition to the building.

6.7. Furthermore, views of the host building from Smart's Place are mostly at an angle, due to its siting on the southern part of Smart's Place, which is relatively narrow in width and short in length, and therefore the proposed extension would also be viewed at an angle, which reduces its visual prominence. The flank wall would be visible above No. 18 Stukeley Street (to the north-west) in some views from the northern end of Smart's Place; however, as one approaches the building, views of the flank wall would be interrupted by the roof level additions to No. 18 (see images below).



6.8. The side (south-east) elevation of the proposed extension may be visible from Macklin Street to the south, viewed through the gaps in buildings. The extension has an irregular form at all levels on its south-eastern side and it steps upwards and away from Macklin Street. It is considered that the interesting and high quality design of the proposed extension would serve

to differentiate it from the original building, and it would read as a later addition and be seen against the backdrop of other taller buildings to the north. To this end, it is not considered that it would cause harm to the setting of the listed almshouses, as they are already viewed against a backdrop of taller and more modern buildings.

6.9. A suitable condition is suggested to ensure that the facing materials are agreed in writing with the Council prior to construction. This will enable the Council to secure high quality materials appropriate to the conservation area. A further condition is suggested to require details of landscaping at the site, as it is considered that planting on the roof terraces would soften the appearance of the building when viewed from its surroundings.

6.10. Overall, it is considered that the proposals would preserve the character and appearance of the Seven Dials (Covent Garden) Conservation Area and it is considered that the proposals would preserve the setting of the nearby listed buildings. The proposal is therefore considered to be acceptable in this regard.

## **7. Living standards for future occupiers**

7.1. Policy H6 relates to housing choice and mix and it encourages the design of all housing in the borough to provide functional, adaptable and accessible spaces; and expects all self-contained homes to meet the nationally described space standard. Policy D1 (Design) also notes that housing must provide a high standard of accommodation, and relevant criteria is provided at paragraph 7.32 of the sub-text to the policy.

7.2. The nationally described space standard requires a 3-bed-6-person-3-storey dwelling to measure at least 108sqm, including 2.5sqm of built-in storage. The proposal complies in this respect as the new dwelling measures 266sqm.

7.3. The proposed new dwelling would be self-contained (albeit it would share the same lift as the office floors); it would have good ceiling heights and room sizes; it would be dual aspect (albeit most of the windows are on the south-east elevation); it would have good natural light and ventilation; there would be permanent separation between eating and sleeping areas; it incorporates adequate storage space; it incorporates good quality outdoor private amenity space and would be accessible and adaptable to a range of occupiers.

7.4. Overall, it is considered that the proposed new dwelling would provide a good standard of living accommodation for future occupiers.

## **8. Impact on neighbouring properties**

8.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours by only granting permission for development which does not cause unacceptable harm to amenity. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour fumes and dust etc. Policy A4 also seeks to ensure that noise and vibration is controlled and managed.

8.2. The main properties that are likely to be affected are those adjacent to the application site, namely Nos. 16, 18 and 20-22 Stukeley Street, St Giles Almshouses and Nos. 17, 19 and 21 Macklin Street.

8.3. Nos. 16 and 20-22 Stukeley Street and No. 17 Macklin Street are office buildings and it is considered unlikely that they would be unduly harmed by the proposed works.

8.4. No. 18 Stukeley Street is in residential use on the upper floors and features a roof level terrace (which serves the flat which occupies the third and fourth floors of the building) adjacent to the flank wall of the proposed extension. There would undoubtedly be an impact on the roof terrace in terms of loss of sunlight, especially because the proposed extension is to the south-east; however, due to the orientation of the properties and the path of the sun, the roof terrace is still likely to receive sunlight throughout the afternoon as the sun moves round to the west.



There is also likely to be an impact on the rooflights in the roof level extension (the daylight/sunlight assessment fails to assess the impact on this property); however, the Level 3/4 flat also features windows on its side elevations meaning the rooflights are not the only source of daylight. It is also worth reiterating the fall-back position at this point. On balance, the impact on this property is judged to be acceptable, particularly taking into account its Central London, tight-knit location.

- 8.5. The proposed extension is also likely to appear overbearing and give a sense of enclosure to the adjacent roof terrace; however, as noted, there is an extant permission for an extension of the same height and the roof terrace would still enjoy views out to the other directions (along Smart's Place and Stukeley Street), which is considered to be acceptable.
- 8.6. At the time of the previous (extant) permission, it was noted that the St Giles almshouses and other residential properties on Macklin Street would not be unduly affected due to the set-back of the proposed extensions, and this remains the case on the basis that the revised proposal has a similar form and scale and massing and also steps away from these properties.
- 8.7. The proposal involves the relocation and installation of plant and the application is accompanied by a Noise Impact Assessment, which proposes sufficient noise levels and specified noise mitigation measures. Suitable conditions are suggested to control noise levels at the site.
- 8.8. Overall, the proposals are considered to be acceptable in this respect.

## 9. Transport considerations

- 9.1. Policy T1 of the Local Plan seeks to prioritise walking, cycling and public transport in the borough. The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest rating) which means it is very well served by public transport.
- 9.2. The London Plan requires 2 cycle parking spaces for a 3-bed dwelling. The Planning Statement notes that the existing cycle parking facility at the basement floor level will be enlarged to accommodate the needs of future residents. A suitable planning condition is suggested to require details of the cycle parking to be provided prior to the commencement of development. The cycle parking will need to be segregated with a separate, dedicated facility for the residents which is separate from the existing office use cycle parking.
- 9.3. Policy T2 seeks to limit the availability of parking and requires all new developments in the borough to be car-free. The policy notes that the Council will not issue on-street or on-site parking permits in connection with new developments and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. The Council will secure the new dwelling as car-free through the legal agreement.
- 9.4. Policy T4 promotes the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road. Given the constraints of the application site and the nature of the proposed works, it is necessary to secure the submission of a Construction Management Plan (CMP) through the legal agreement.
- 9.5. Policy A1 of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbours and the policy notes that the Council will resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and will require mitigation measures where necessary. The sub-text to the policy notes (paragraph 6.11): *"Highway works connected to development proposals will be undertaken by the Council at the developer's expense. This ensures that highway works, maintenance and materials adopted by the Council are constructed to an appropriate standard... Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces"*. In this case, a highways contribution

will be secured by the legal agreement.

## **10. Biodiversity**

10.1. Policy CC3 of the Local Plan seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. A suitable planning condition is suggested to require the applicant to provide details of a sustainable urban drainage system prior to the commencement of development.

**Recommendation:** Grant planning permission subject to section 106 legal agreement with the following Heads of Terms:

- Affordable housing contribution
- Car-free
- CMP
- Highways contribution

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29<sup>th</sup> July 2016, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

David Kohn Architects  
Bedford House  
125-133 Camden High Street  
NW1 7JR  
United Kingdom

Application Ref: **2019/1420/P**

25 July 2019

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:  
**8 Smart's Place**  
**London**  
**WC2B 5LW**

Proposal: Erection of 3 storey roof extension to create 1x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building

**DECISION**  
Drawing Nos: 221-ZZ-PL11-01; 221-ZZ-PL01-01; 221-ZZ-PL01-02; 221-ZZ-PL02-01; 221-ZZ-PL02-02; 221-ZZ-PL02-03; 221-ZZ-PL02-04; 221-ZZ-PL02-05; 221-ZZ-PL02-06; 221-ZZ-PL04-01; 221-ZZ-PL04-02; 221-ZZ-PL05-02; 221-ZZ-PL05-03; 221-ZZ-PL11-02; 221-EW-PL12-01; 221-EW-PL12-02; 221-EW-PL12-03; 221-EW-PL12-04; 221-EW-PL12-05; 221-XX-PL12-06 Rev B; 221-XX-PL12-07 Rev B; 221-XX-PL12-08 Rev B; 221-XX-PL12-10 Rev B; 221-XX-PL14-01 Rev B; 221-XX-PL14-02 Rev B; 221-XX-PL15-02 Rev C; 221-XX-PL15-03 Rev B; Design & Access Statement (dated 15/03/2019); Planning Statement Incorporating Heritage Assessment (dated March 2019); Noise Impact Assessment (dated 05/03/2019); Daylight/Sunlight Report (dated February 2019); Energy and Sustainability Strategy Assessment Report (Ref: J3386-M-RP-0001); Planning Visual Updates.

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: 221-ZZ-PL11-01; 221-ZZ-PL01-01; 221-ZZ-PL01-02; 221-ZZ-PL02-01; 221-ZZ-PL02-02; 221-ZZ-PL02-03; 221-ZZ-PL02-04; 221-ZZ-PL02-05; 221-ZZ-PL02-06; 221-ZZ-PL04-01; 221-ZZ-PL04-02; 221-ZZ-PL05-02; 221-ZZ-PL05-03; 221-ZZ-PL11-02; 221-EW-PL12-01; 221-EW-PL12-02; 221-EW-PL12-03; 221-EW-PL12-04; 221-EW-PL12-05; 221-XX-PL12-06 Rev B; 221-XX-PL12-07 Rev B; 221-XX-PL12-08 Rev B; 221-XX-PL12-10 Rev B; 221-XX-PL14-01 Rev B; 221-XX-PL14-02 Rev B; 221-XX-PL15-02 Rev C; 221-XX-PL15-03 Rev B; Design & Access Statement (dated 15/03/2019); Planning Statement Incorporating Heritage Assessment (dated March 2019); Noise Impact Assessment (dated 05/03/2019); Daylight/Sunlight Report (dated February 2019); Energy and Sustainability Strategy Assessment Report (Ref: J3386-M-RP-0001); Planning Visual Updates.

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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 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, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 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.

- 8 No development shall take place until full details of soft landscaping / planting for the roof terraces have been submitted to and approved by the local planning authority in writing.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 All landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 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 40% provision for climate change, demonstrating at least 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.

- 11 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 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.
- 2 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.



- 3 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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.

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