



Application ref: 2018/5255/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 6 August 2019

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

Phone: 020 7974 4444

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Mimodo Architects Ltd
79 Victoria Way
London
SE7 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
9 St Cross Street
London
EC1N 8UB

Proposal:

Demolition of the existing two-storey outrigger to the rear elevation and erection of part two/three storey extension with terrace above, installation of metal balustrade and access stairs to the rear elevation and creation of a new lightwell.

Drawing Nos: D01, D02, D03, E01, E03, E04, P01, P02, P03, S01, S02, Design and Access Statement commissioned by MIMODO Architects Ltd no date, Construction Management Plan commissioned by MIMODO Architects Ltd no date and Heritage Statement commissioned by MIMODO Architects Ltd no date.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans D01, D02, D03, E01, E03, E04, P01, P02, P03, S01, S02, Design and Access Statement commissioned by MIMODO Architects Ltd no date, Construction Management Plan commissioned by MIMODO Architects Ltd no date and Heritage Statement commissioned by MIMODO Architects Ltd no date.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

No. 9, which comprises retail accommodation at the ground floor and office accommodation on the upper floors, currently enjoys a full depth but partial width two storey rear closet wing extension with a mono-pitched roof. This application seeks to demolish the existing two-storey extension and construct a three-storey rear extension which would be full width between the ground and first floors and there would be an internal courtyard at ground level. A half-width extension is proposed at second floor level (3.1 metres deep and 3.3 metres wide) with a roof terrace above, accessed from the staircase between second and third floor. Taking into consideration the design and layout of the existing building, and the nature and scale of neighbouring buildings, the proposed extensions to the rear are considered to be acceptable. At second floor level, the proposed extension mirrors the extensions at nos. 10 and 11 and is considered to be a subordinate addition when viewed in context with the neighbouring properties.

Combined, the proposed rear addition would create approximately 21.5sqm of ancillary commercial floor area, which is welcomed.

The proposed extension would be completely clad in zinc, which will enable the new development to be read as a distinct and later addition to the host property but maintain a relatively harmonious appearance in terms of the surrounding colour palette. Thus, no objection is raised in regards to the proposal design and appearance.

A roof terrace is proposed on the roof of the half width rear extension at second floor level that would measure 2.7m in depth and 2.8m in width. The terrace would include metal railings approximately 1.1m in height and a new door is proposed to allow access to the roof terrace. The design is considered to be acceptable.

The metal framed Crittal style windows will contribute to the established character of St Cross Street and surrounds given that the window design is the prevailing pattern of window detailing. It is noted that a large number of surrounding commercial buildings and the listed church buildings adjoining consist of metal framed windows.

- 2 It has been established that no. 9 enjoyed a front pavement lightwell until relatively recently (c.1998). No. 10 still retains a front light well as do nos. 18 and 19 St Cross Street. The existing lightwell is currently bricked up and the proposed reinstatement of a lightwell with traditional railings would be considered to enhance the character and appearance of the conservation area.

It is not anticipated that the proposed three-storey rear extension would have a detrimental impact on the amenities of the neighbouring properties in terms of loss of daylight/sunlight given its scale and settings within a predominant commercial area. Whilst there is some residential use such as, the upper floors of 28-30 Kirby Street the use of the second floor flat roof as a roof terrace would not have a significant impact in regards of loss of privacy or overlooking with residential units given its setback within the closest wing.

Given the nature of the site and its close proximity to neighbouring properties a Construction Management Plan (CMP) will be secured to ensure that the development does not have an unacceptable impact on the amenity of surrounding occupiers in accordance with Policies A1 and T4 of the Local Plan 2017.

The works pertaining to the opening up of the lightwell may cause damage to the public footpath and therefore a highways contribution will also be secured. The legal agreement will also require the applicant to relocate the cycle stands, as the railings around the lightwell would be too close to the existing cycle stands, contrary to policy.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, D2, T1 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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 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 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.
- 6 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.

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

