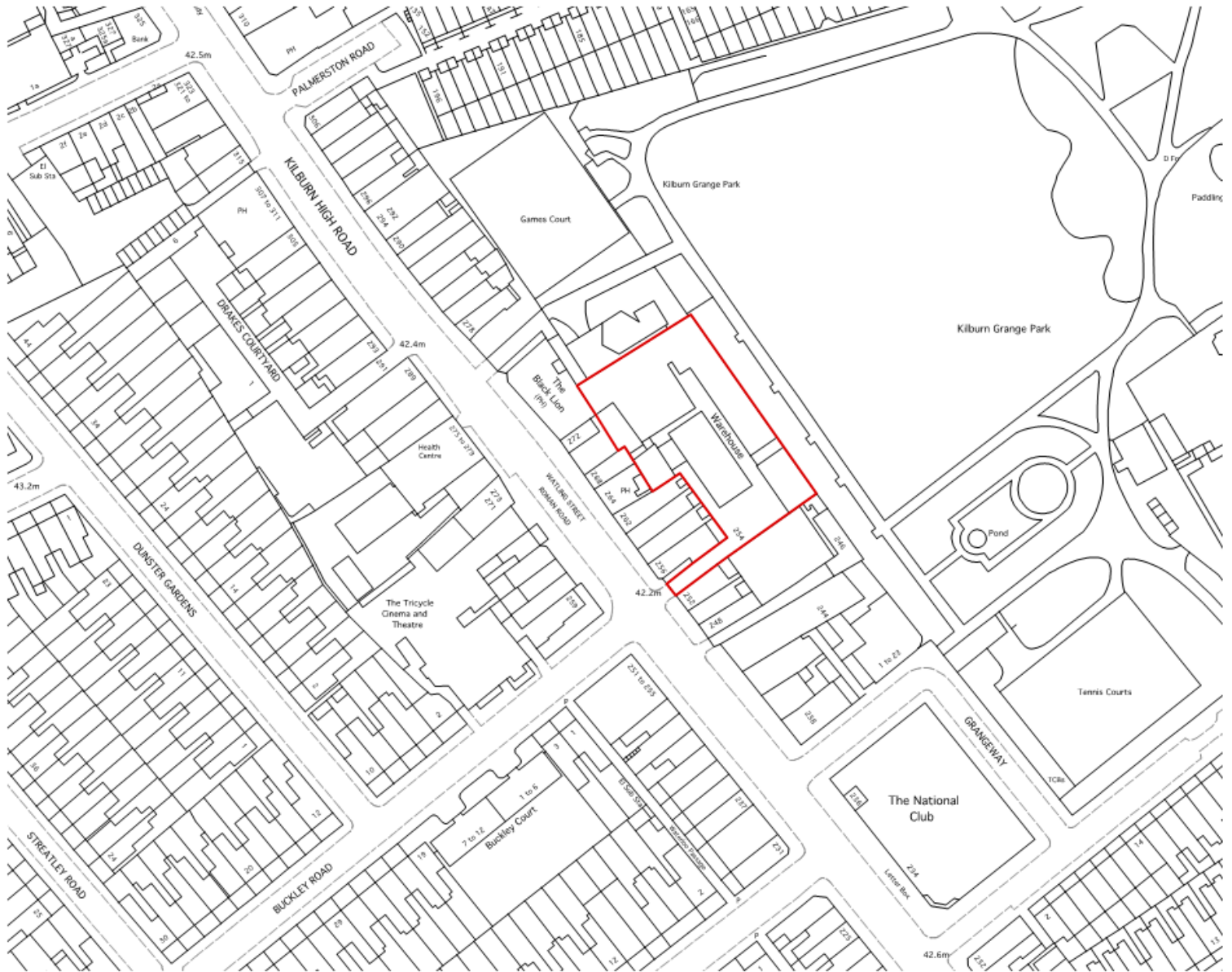


254 Kilburn High Road - 2018/4916/P



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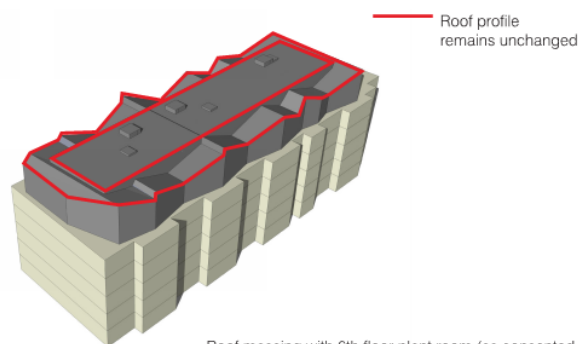
Site photos / drawings



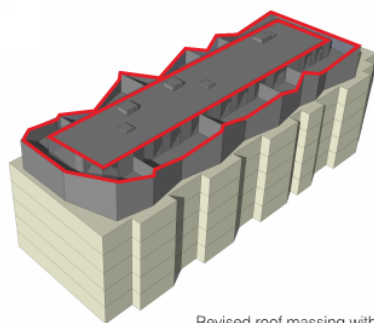
1. Aerial view of 254 Kilburn High Road (site highlighted in green) (above)



2. Construction work on development approved under 2015/2775/P (as amended by 2017/4669/P) (above)



Roof massing with 6th floor plant room (as consented 2017/4669/P)



Revised roof massing with 6th floor apartments and terraces

3. Comparison of approved (2017/4669/P) and proposed roof massing (above)



CONSENTED SCHEME STREET ELEVATION (ref: 2017 / 4669 / P)



PROPOSED STREET ELEVATION

4. Comparison of approved (2017/4669/P) and proposed street elevation (above)



CONSENTED SCHEME PARK ELEVATION (ref: 2017 / 4669 / P)



PROPOSED PARK ELEVATION

5. Comparison of approved (2017/4669/P) and proposed park elevation (above)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/12/2018
		N/A		Consultation Expiry Date:	N/A
Officer			Application Number(s)		
David Peres Da Costa			2018/4916/P		
Application Address			Drawing Numbers		
254 Kilburn High Road London NW6 2BS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
The creation of 6 x residential dwellings within the permitted 6th floor, the installation of set-back windows to the exterior elevation at 6th floor level, the creation of external private amenity space and the provision of an additional cycle parking spaces.					
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 11/01/19 to 04/02/19.</p> <p>No objections were received from neighbouring occupiers.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Kilburn Neighbourhood Plan forum – object</p> <p>We would request that some of the newly applied for units are affordable (40% less than market rent) or that at least 3 additional units in the already consented scheme are made affordable. This building markets flats from 0.5m thus creating 6 additional units with large terraces would certainly generate additional substantial revenues.</p> <p><i>Officer's comment: On the basis of 498sqm GIA of additional housing floorspace proposed, this would result in a requirement for 10% affordable housing. This would equate to 49.8sqm of affordable floorspace. The applicant has agreed to provide a further intermediate rent unit at 6th floor level. Apartment 604b has been specified as the intermediate rent unit. This unit measures 52.5sqm and therefore would fulfil the affordable housing requirement.</i></p>					

Site Description

The site is located on the north-east side of Kilburn High Road. Access to the site is via a narrow access route between Nos. 252 and 256 Kilburn High Road. The site comprises the land between the rear of No. 256-274 Kilburn High Road and Kilburn Grange Park. The site is currently nearing completion of a 6 storey building to provide 60 dwellings and 955 sqm of commercial space approved under planning ref: 2015/2775/P (as amended by 2017/4669/P).

The site was previously occupied by a marble workshop (Class B2 and B8) located within a four storey Victorian building to the rear of the site and two single storey double height warehouse buildings.

To the north-east and north-west of the site is a public park, Kilburn Grange Park. To the south west of the site are a terrace of buildings which front on the Kilburn High Road which are in retail use at ground floor level and generally in residential use at upper floors.

The application site is not located within a Conservation Area and the existing building is not listed. However, the site does adjoin a grade II listed building to the north-west, the Black Lion Pub on Kilburn High Road. The site is located within the Town Centre of Kilburn. It is located close to boundary with the London Borough of Brent which runs down the centre of Kilburn High Road.

Relevant History

Application site

2015/2775/P: Redevelopment of the site (following demolition of existing buildings) to provide a mixed use development, comprising the erection of six storey building (with set back top floor) to provide 955 sqm of commercial space (Classes B1 and B8) and 60 dwellings plus cycle parking, 2x disabled car parking bays, refuse/recycling facilities and access together with landscaping including outdoor amenity space. Granted Subject to a Section 106 Legal Agreement 22/12/2016

2017/2768/P: Alterations to internal layout to planning permission granted on 22/12/2016 (ref 2015/2775/P) for Redevelopment to provide a mixed use development, comprising the six storey of commercial space (Classes B1 and B8) and 60 dwelling. Granted 08/08/2017

It is noted that the alteration to the internal layout resulted in a change to the number of units at each floor from that approved. However the quantum of units, in terms of numbers, mix (bedrooms) and tenure (market/affordable) would remain as per the approved scheme.

2017/4669/P: Variation of Condition 2 (approved plans) of planning permission ref: 2015/2775/P dated 22/12/2016, as amended by ref: 2017/2768/P dated 08/08/2017, (Redevelopment of the site (following demolition of existing buildings) to provide a mixed use development, comprising the erection of six storey building (with set back top floor) to provide 955 sqm of commercial space (Classes B1 and B8) and 60 dwellings plus cycle parking, 2x disabled car parking bays, refuse/recycling facilities and access together with landscaping including outdoor amenity space), namely to amend approved parapet roofline, internal layout and cycle/substation storage areas. Granted Subject to a Section 106 Legal Agreement 18/09/2018

246-248 Kilburn High Road

2017/3206/P: Demolition of existing building on site and erection of two buildings for residential use, providing 27 new units (9 x one-bed, 13 x two-bed, 5 x three-bed). Building A (street block) to be part-four, part-five storeys in height and Building B (courtyard block) to be part-five, part-six storeys in height. Associated landscaping, cycle parking and plant room. Granted Subject to a Section 106 Legal Agreement 24/04/2018

2019/1568/P: Variation of Condition 2 (Approved Plans) and Condition 16 (M4 Building Regulations) granted under reference 2017/3206/P dated 24/04/18 for demolition of existing building on site and erection of two buildings for residential use, providing 27 new units (9 x one-bed, 13 x two-bed, 5 x three-bed). Building A (street block) to be part-four, part-five storeys in height and Building B (courtyard block) to be part-five, part-six storeys in height. Associated landscaping, cycle parking and plant room. Changes are namely with regards the Block A common parts complying with Part M4(1) and Block B common parts complying with M4(2). Decision pending

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Draft New London Plan showing Minor Suggested Changes (Aug 2018)

Camden Local Plan 2017

Policy H4 Maximising the supply of affordable housing

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy C6 (Access for all)

Policy CC1 Climate change mitigation 226

Policy CC2 Adapting to climate change 233

Policy CC3 Water and flooding 237

Policy CC4 Air quality 243

Policy CC5 Waste

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Camden Planning Guidance

Design (adopted March 2019)

Amenity (adopted March 2018)

Transport (adopted March 2019)

Interim Housing CPG (adopted March 2018)

Transport (March 2019)

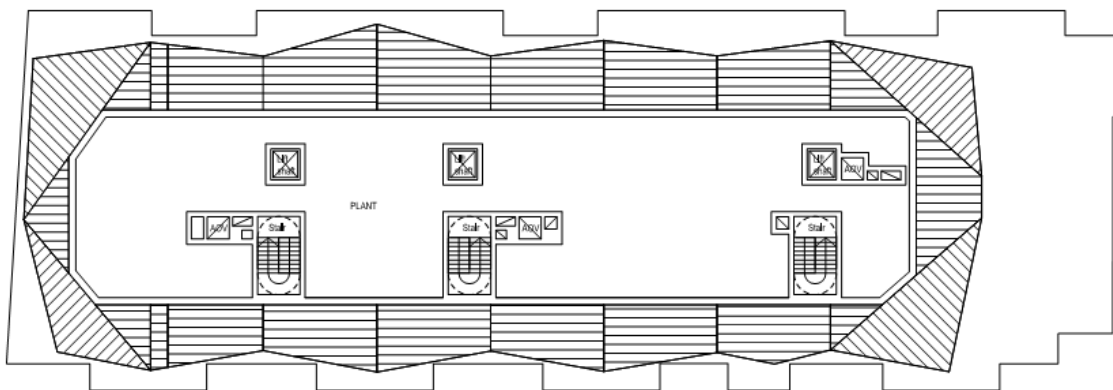
Access for all (March 2019)

Energy efficiency and adaptation CPG (March 2019)

Assessment

1. Proposal

- 1.1. The application seeks to convert the previously approved roof plant room to provide six residential dwellings. This would involve the installation of set-back windows to the exterior elevation at 6th floor level and the creation of external private amenity space. Additional cycle parking spaces would be provided within the approved cycle store at ground floor level.
- 1.2. Background
- 1.3. Planning permission was granted on 22/12/2016 for the redevelopment of the site (following demolition of existing buildings) to provide a mixed use development, comprising the erection of six storey building (with set back top floor) to provide 955 sqm of commercial space (Classes B1 and B8) and 60 dwellings plus cycle parking, 2x disabled car parking bays, refuse/recycling facilities and access together with landscaping including outdoor amenity space (planning ref: 2015/2775/P).
- 1.4. Subsequently, a minor material amendment application was granted 18/09/2018 to amend the approved parapet roofline, internal layout and cycle/substation storage areas (planning ref: 2017/4669/P). The creation of the 6th floor void space (plant room) and the additional height to the lift core was set out in the application form and shown in the approved drawings. The 6th floor plan approved under 2017/4669/P is provided below:



2. Assessment

- 2.1. The main issues in this assessment are principle of residential use; design; residential mix; quality of residential accommodation; affordable housing; amenity; sustainability, cycle parking and refuse.
- 2.2. **Principle of residential use**
- 2.3. The Council regards self-contained housing as the priority land-use of the Local Plan. The proposal would provide 6 additional self-contained flats and such provision would accord with Policy H1 of the Local Plan.
- 2.4. Relocation of plant equipment
- 2.5. The permitted scheme allowed for essential services, plant and lift overruns sitting at roof

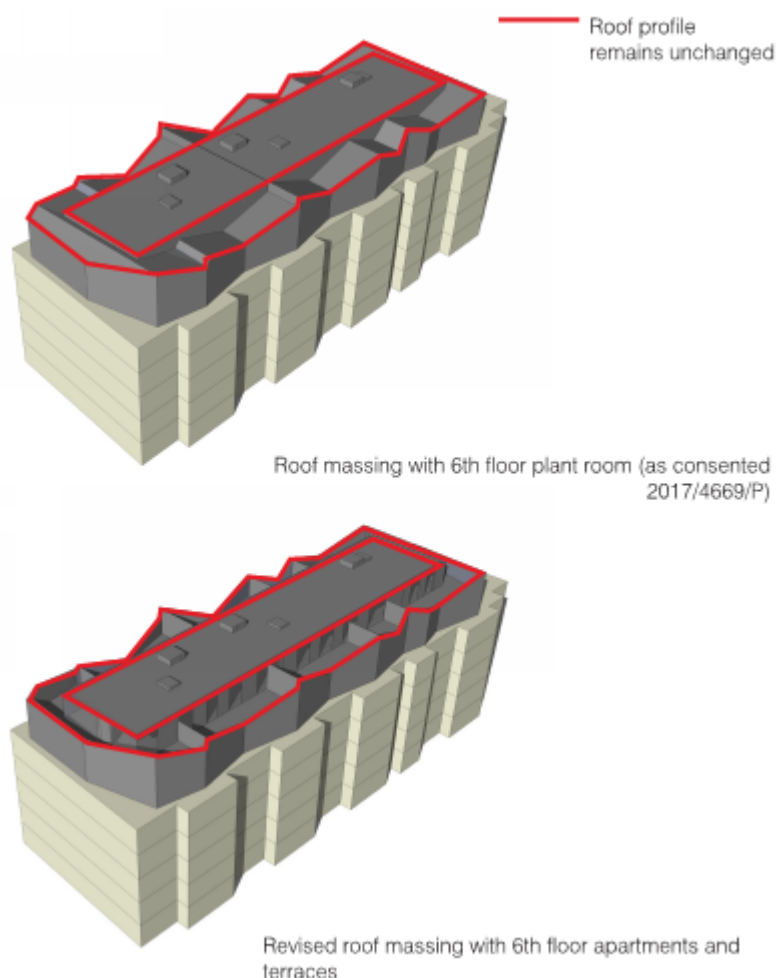
level within a plant room. During the construction, the consultant design team has further assessed the feasibility of roof level plant within the building. It has become apparent that the locating of plant at roof level is no longer practical due to installation, maintenance and safety considerations. In particular the weight of the plant on the roof structure and the difficulty replacing plant in this location. There are two buffer vessels, each holding 4000L of water, so the weight of this water would be 8 tons. The boilers are 450kg and the CHP engine is 1010kg, plus the ancillary equipment and pipework would result in a weight of 10 tons in total. Some of the plant equipment to be accommodated at roof level is bulky. The buffer vessels are both 1850mm high by 1830mm diameter, the boiler cascade is 3895mm wide by 496mm deep by 1766mm high and the CHP is 1800mm by 882mm by 1334mm high. Should they need to be replaced, a mobile crane would need to be deployed. The site at 254 Kilburn High Road is constrained by the surrounding buildings thus limiting the opportunity for a mobile crane to be accommodated within the front courtyard. Likewise, the passenger lifts weight capacity is limited, making them unsuitable for moving heavy equipment. Replacement plant that could not be craned in would have to travel via the communal staircases attracting a high risk of damage.

2.6. The plant equipment would be accommodated at ground floor level as follows:

- Boilers, plant and gas meters by core C;
- The CHP would also be located within the plant room by Core C;
- Water tank room would be located by the cycle enclosure within the external single storey outbuilding.

2.7. Design

2.8. The proposed scheme includes the conversion of the 6th floor to provide residential units within the height and elevations of the latest consented scheme (2017/4669/P). The 6 new apartments would take the space of the previously consented plant room without any changes to the footprint or height of the approved 6th floor addition. The only difference would be the proposed roof terraces and windows to the recessed 6th floor. The roof terraces would be behind the main facades and would not be seen from ground level or in long views to the site. The overall appearance would remain unchanged from the previous scheme ref. 2017/4669/P except for the addition of windows to the recessed 6th floor box at high level within the roof volume. The silhouette and profile of the main building on the skyline would be unchanged. The metal roof areas surrounding the previously consented plant room volume would be lowered and “carved” out to become roof terraces providing amenity space for the 6 flats. Privacy screens would separate each flats terrace area. The form of the new 6th floor accommodation would therefore read as a zinc clad ‘box’ set behind the sloping zinc facades at 5th floor level; this would be as previously permitted (as illustrated by the roof massing below).



2.9. Residential mix

2.10. The development would provide four 1-bed flats, one 2-bed flat and one 3-bed flat. The mix in the original scheme is set out below with the current scheme shown in brackets.

	1 bed	2 bed	3 bed	Total
Market rate	10 (+3)	20 (+1)	15 (+1)	45 (50)
Affordable rent	0	4	4	8
Intermediate	4 (+1)	3	0	7 (8)
Total	14 (+4)	27 (+1)	19 (+1)	60 (66)

2.11. The proposed mix would contribute to meeting the priorities set out in the Dwelling Size Priorities Table and would include a mix of large and small homes. The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Dwelling Size Priorities Table. The Council expects most developments to include some homes that have been given a medium or lower priority level. However, the Council has prioritised some sizes as high priority (primarily on the basis of a high level of need relative to supply). We will expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so. The development's market housing would provide 27.45% 1-bed flats, 41.17% 2 bed flats and 31.37% 3 bed flats. This is considered to accord with Policy H7.

2.12. Quality Of Residential Accommodation

- 2.13. The London Plan requires 50sqm for 1 bed 2 person flats, 70sqm for 2 bed 4person flats and 86sqm for 3 bed 5 person flats. All of the flats would meet or exceed the London Plan floorspace requirements. Apart from two 1-bed flats, all the other flats would be dual aspect (the 3-bed flat would be triple aspect). All the flats would have access to generous outdoor amenity space. The floor to ceiling height would be 2.5m and this accords with the Council's residential development standards. The quality of the residential accommodation is considered acceptable. Five of the units would be expected to be accessible and adaptable (M4(2)) and one unit would be expected to be wheelchair adaptable M4(3)(2)(a). This would be secured by condition. A revised plan has been submitted which shows the bathroom doors opening outwards as required and there would also be a floor drain located under each bath to satisfy Approved Document M (AD M) 2.29c for a potential level access to a shower. The 6 flats would therefore accord with the Policy H6 'Housing choice and mix'.
- 2.14. The architects have confirmed that the clear zones around the double beds in apartments 601 and 604A is 700mm. While it is acknowledged that this does not accord with AD M 2.25c, the difference is marginal and is considered to be acceptable as the remainder of the proposed units achieve the requisite clear zone of 750mm.
- 2.15. **Affordable Housing**
- 2.16. Policy H4 aims to maximise the supply of affordable housing. We 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. 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. On the basis of 498sqm GIA of additional housing floorspace proposed, this would result in a requirement for 10% affordable housing. This would equate to 49.8sqm of affordable floorspace. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu (PIL) of affordable housing. As the current application has capacity for less than 10 additional dwellings a PIL would normally be sought. However as the current proposal is part of a larger approved scheme which includes affordable housing, it would be appropriate for the affordable housing to be provided on site.
- 2.17. The approved development (2015/2775/P) would provide 45 private market units, 8 affordable rent and 7 intermediate shared ownership units. This equated to a 25% (floorspace) contribution towards affordable housing and a deficit of 25% which equates to 1,168 sqm. The affordable housing provision of the approved scheme (2015/2775/P) fell short of the policy requirement (50%). As a consequence, the approved scheme secured a payment of £773,800 in lieu of on-site affordable housing.
- 2.18. For the approved application, the affordable housing co-ordinator negotiated the intermediate units to be changed to intermediate rent rather than shared ownership, significantly improving affordability.
- 2.19. For the current proposal, the applicant has agreed to provide a further intermediate rent unit at 6th floor level. Apartment 604b (1-bed) has been specified as the intermediate rent unit. This unit measures 52.5sqm and therefore would fulfil the affordable housing requirement. The approved affordable mix (approved under 2015/2775/P) is set out in the table below with the additional intermediate rent unit (secured by the current application) shown in red.

	Affordable/social rent	Intermediate	Total
1 bed	0	4 (5)	4 (5)
2 bed	4	3	7

3 bed	4	0	4
Total	8	7 (8)	15 (16)

2.20. The intermediate rent unit would be secured by legal agreement.

2.21. **Amenity**

2.22. Overlooking & Privacy

2.23. Policy A1 (Managing the Impact of Development) of the Camden Local Plan (2017) states that development should not cause an unacceptable adverse impact on amenity of occupiers and neighbours, including overlooking and visual privacy

2.24. The proposals would introduce windows and external amenity space at the 6th floor level. The proposed windows and private amenity space would be sufficiently set back behind the envelope of the main façade of the 5th floor and would not result in any overlooking or impacts on privacy for occupiers of the site and adjacent neighbours. The permitted 5th floor already has windows which face towards the approved development at 246-248 Kilburn High Road (ref: 2017/3206/P). Furthermore the highest floor (i.e. the 5th floor) of the approved development (at 246-248 Kilburn High Road - ref: 2017/3206/P) does not have any windows which face towards the subject property. The windows on the proposed 6th floor would face in the same direction as those on the lower floors. As such, there would be no increased overlooking or loss of privacy to 256-274 Kilburn High Road which is directly to the south west or to 252 Kilburn High Road.

2.25. The proposals are therefore considered acceptable in regard to overlook and privacy. The privacy screen between the balconies of the proposed units would be secured by condition.

2.26. Sunlight, Daylight & Overshadowing

2.27. Policy A1 (Managing the Impact of Development) of the Camden Local Plan (2017) states that development should not cause an unacceptable adverse impact on amenity of occupiers and neighbours, including sunlight, daylight and overshadowing.

2.28. The overall roof massing and profile will remain the same as that proposed in the previously consented scheme (2017/4669/P), meaning that the silhouette and profile of the main building against the skyline would be unchanged. Resultantly, there would not be any loss of daylight or sunlight or any increase in the potential for overshadowing on neighbouring uses as a result of the proposed development of residential units on the 6th floor.

2.29. The proposals are therefore considered acceptable regarding sunlight, daylight and overshadowing.

2.30. **Sustainability**

2.31. All developments involving five or more dwellings will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement.

2.32. The Council will expect developments of five or more dwellings to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include

sources of site related decentralised renewable energy), unless it can be demonstrated that such provision is not feasible. This is in line with stage three of the energy hierarchy 'Be green'. The 20% reduction should be calculated from the regulated CO2 emissions of the development after all proposed energy efficiency measures and any CO2 reduction from non-renewable decentralised energy (e.g. CHP) have been incorporated.

- 2.33. An energy statement has not been submitted to support the application. It is considered acceptable in this instance to secure the energy statement (demonstrating a 19% reduction of CO2 below part L and a 20% reduction from on-site renewable energy generation) via condition.

Climate change adaptation measures

- 2.34. All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

- 2.35. Any development involving 5 or more residential units is required to demonstrate the above in a Sustainability Statement. A Sustainability Statement has not been submitted and so this would be secured by condition.

- 2.36. Residential developments will be expected to meet the requirement of 110 litres per person per day (including 5 litres for external water use). This would be secured by condition.

2.37. Transport

2.38. Cycle parking

- 2.39. Policy T1 of the Camden Local Plan (2017) requires cycle parking provision to meet the standards outlined within the London Plan (Table 6.3).

- 2.40. The proposed residential mix would result in an additional cycle parking requirement of 8 cycle parking spaces, as per the London Plan requirements. As such, the existing bicycle store at the ground floor level would be enlarged to allow for an increase to facilitate this additional cycle parking requirement.

- 2.41. The cycle parking provision that is proposed adheres to the London Plan requirements and is considered acceptable. The provision and ongoing retention of the 8 additional cycle parking spaces should be secured by condition.

2.42. Car Free

- 2.43. We would seek to secure a car-free development in accordance with Policy T2. This would to all new residential dwellings to be created and would be secured via a legal agreement if planning permission is granted.

- 2.44. The proposed ground floor plan indicates 2 disabled parking spaces in the courtyard. This formed part of the previous approval for this site (2017/4669/P).
- 2.45. Construction Management
- 2.46. The proposed development is quite minor in scale. A construction management plan would therefore not be required from a transport point of view.
- 2.47. Highways Maintenance
- 2.48. The public highway in the general vicinity of the site is unlikely to sustain significant damage as a direct result of the proposed development, if approved. A highways contribution is therefore unnecessary.
- 2.49. **Refuse**
- 2.50. Policy CC5 (Waste) seeks to ensure that developments include facilities for the storage and collection of waste and recycling.
- 2.51. The proposed bin store is in the same location as that previously approved (2017/4669/P) but is somewhat larger. The application has confirmed that the ground floor concierge layout and ground floor corridor of Block A-B has also been amended accordingly to maintain the size of commercial unit 2 at 295 sqm. The submitted waste calculation states 11 x 1100 litre bins for residential 4 x 240 litre bins for residential would be required. This is supported by a Waste Storage & Collection Report. The submitted provision is considered adequate for the total number of residential units (66 units) in the scheme.
- 2.52. The proposed refuse strategy is therefore in accordance with policy CC5 'Waste' and is deemed acceptable.
- 2.53. **Fire Statement**
- 2.54. Given the scale of the approved development (major development) and that it would be over 18m in height with residential proposed at the 6th floor (instead of plant room), a fire statement would be required in accordance with Policy D11 of the Draft London Plan 2018. The fire statement is an independent fire strategy, produced by a third party suitably qualified assessor. The statement should detail how the development proposal will function in terms of: the building's construction; the means of escape for all building users; features which reduce the risk to life; access for fire service personnel, equipment and fire appliances: and ensuring that any potential future modifications to the building will take into account the base build fire safety/protection measures. The fire statement would be secured by condition.
- 2.55. **Conclusion**
- 2.56. Grant conditional planning permission subject to s106 legal agreement for car free and intermediate rent unit (Apartment 604b).

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th July 2019, 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'.



Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/4916/P**

04 July 2019

Dear Sir/Madam

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:
254 Kilburn High Road
London
NW6 2BS

Proposal:

The creation of 6 x residential dwellings within the permitted 6th floor, the installation of set-back windows to the exterior elevation at 6th floor level, the creation of external private amenity space and the provision of an additional cycle parking spaces.

Drawing Nos: As approved: 360_20_: 201; 202; 203; 204; 205; 206; 207; 3144_: 020 D; 015; 016; 008; 009; 010; 011; S.00 (site location plan)

As proposed: 3144_: 050 F; 008; 009; 010; 011; 015; 20_206 01

Supporting documents: Letter prepared by Montagu Evans dated 3/10/18; Design and Access Statement prepared by CH +MRP Architects dated August 2018; Waste Storage and Collection Report prepared by Vectos dated October 2018; Building Servicing Strategy prepared by Walker Mower

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:

As approved: 360_20_: 201; 202; 203; 204; 205; 206; 207; 3144_: 020 D; 015; 016; 008; 009; 010; 011; S.00 (site location plan)

As proposed: 3144_: 050 F; 008; 009; 010; 011; 015; 20_206 01

Supporting documents: Letter prepared by Montagu Evans dated 3/10/18; Design and Access Statement prepared by CH +MRP Architects dated August 2018; Waste Storage and Collection Report prepared by Vectos dated October 2018; Building Servicing Strategy prepared by Walker Mower

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

- 3 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, has been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 4 The development shall not commence until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with Policy D11 of the Draft London Plan and Policy 7.13 of the London Plan March 2016.

- 5 Prior to the commencement of any part of the development, a comprehensive energy strategy for the six flats at 6th floor including:

(a) energy efficient measures to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations.

(b) the feasibility for appropriate renewable or low carbon sustainable energy sources with the aim of reducing the development's carbon emission by at least 20%.

(c) any associated air quality or noise management reports (including mitigation measures).

shall be submitted to and approved by the local planning authority. The development shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained and utilised as the main power sources for the development. The measures shall include the installation of a meter to monitor the energy output from the approved systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 6 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 and CC3 of the London Borough of Camden Local Plan 2017.

- 7 The secure and covered cycle storage area for 8 cycles hereby approved shall 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.

- 8 Units 601, 602, 604, 605 and 606, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policies H6 and C6 of the London Borough of Camden Local Plan.

- 9 Unit 603 as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) (2a). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policies H6 and C6 of the London Borough of Camden Local Plan 2017.

- 10 The refuse store hereby approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Sustainability Statement

Prior to construction of the development hereby approved, the applicant shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development (6 x flats at 6th floor) to be approved by the Local Planning Authority. The sustainability statement shall address the following:

- a. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;
- b. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- c. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

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 policy CC2 and CC3 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 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.
- 5 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.
- 6 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.

- 7 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DECISION