

Application ref: 2019/0652/P
Contact: Elaine Quigley
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Date: 28 November 2019

Development Management
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The House Designers
c/o Baufritz, Camboro Business Park
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CB3 0QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
5-6 Underhill Streetp
London
NW1 7HS

Proposal:

Variation to condition 3 (approved plans) of planning permission ref 2017/4332/P dated 29/08/2019 (as a variation to planning permission ref 2015/0034/P dated 10/03/2016 for extensions and alterations to the existing building including erection of a single storey extension to the roof fronting Underhill Street to provide a self-contained flat), namely to allow an increase in height of the existing lift shaft by 0.5m, installation of a flank door on the side/rear elevation at second floor level to allow access to amended escape stairs fronting onto Underhill Street, alterations to fenestration on the front facade, and changes from a glass balustrade on the Underhill Street elevation to integral juliet balconies.

Drawing Nos: 100 rev C; 101 rev H; 300 rev H; 301 rev H; SD1.1000_UgD rev 2;
Green roof maintenance specification and Care Manual for Living Roof Installations extracts produced by Bridgman and Bridgman Living Roof Services; Sample panel Prefa product zinc grey P.10 (Farbe: Zinkgrau P.10) produced by Dach & Fassade.

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 shall be carried out in accordance with the following approved plans- 100 rev C; 101 rev H; 300 rev H; 301 rev H; Flood Risk Assessment produced by Avis Appleton and Associates dated 19th December 2014; Sustainability Checklist dated 5th July 2011; SD1.1000_UgD rev 2; Green roof maintenance specification and Care Manual for Living Roof Installations extracts produced by Bridgman and Bridgman Living Roof Services; Sample panel Prefa product zinc grey P.10 (Farbe: Zinkgrau P.10).

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

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

- 3 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen 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 proposed green roof shall be fully provided in accordance with the details hereby approved, prior to first occupation of the new residential unit and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is provided and suitably maintained in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 5 The refuse and recycling facilities hereby approved shall be provided prior to the first occupation of the new unit and permanently retained and maintained 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

The amendments comprise a series of minor changes to the elevations and internal layout of the original approved scheme ref 2015/0034/P (as further amended by ref 2017/4332/P), as a result of working up details. Works started on site in July 2018 to reinforce the roof to ensure that the new extension could

be supported by the existing building. These works are considered implementation of the original scheme and thus the original permission remains extant.

The proposal would include increasing the height of the existing lift shaft by 0.5m which would increase its height above the ridge of the approved single storey roof extension by 0.64m. Due to the location of the lift shaft at the rear of part of the building, this increase in height would not appear apparent from street views and would not be considered harmful to the character or appearance of the existing building or the conservation area. The finish of the lift shaft has been revised from being part rendered and part clad in zinc to being all rendered. This would match the appearance of the remainder of the lift shaft and would be considered acceptable. The installation of a flank door on the side/rear elevation at second floor level with platform to allow access to existing escape stairs fronting onto Underhill Street would be a minor change to the side/ rear elevation which is not visible from street level. This amendment would not harm the character or appearance of the building or the surrounding conservation area.

A glass balustrade on the Underhill Street front elevation was originally approved as part of the 2017 scheme. The proposal would involve replacing this by integrated glass juliet balconies to all windows on the Underhill Street elevation. This would be considered acceptable as it would not be visible from the street and would ensure that the front parapet of the building remains uncluttered.

Minor changes have been made to the fenestration on the Underhill Street elevation. The number of window openings has been reduced from 6 to 5 with one window being extended in width by one window pane. This is as a result of internal changes to the layout of the residential unit and would not harm the character or appearance of the extension, the host building or the surrounding area and would be considered acceptable. Similarly the minor changes to the entrance door design at ground floor will have no impact on the building or streetscene.

Condition 3 of the previous permission required the submission of details of the facing materials including zinc cladding and the glazed safety screen. The applicant has submitted a sample of the zinc cladding during the course of the application. This is considered a high quality material to allow the main historic building to retain its quality and character. The changes from the glass balustrade to the installation of integrated glass Juliet balcony to the windows on the front façade would remove the need for the submission of this facing material. Consequently condition 3 no longer needs to be reimposed on this new permission.

Condition 7 also required the submission of drawings showing the bin store and cycle store located on the ground floor to open inwards in ensure pedestrian safety was not impeded. The ground floor bin and cycle store doors on the proposed ground floor plans are now shown to open inwards. Consequently condition 7 no longer needs to be reimposed on this new permission.

- 2 Plans and details of the green roof were submitted during the course of the application. These details are considered suitable for the site and maintenance details considered sufficient to demonstrate that the roof will be sustainable. No further details would be required, thus the previous condition 6 is reworded as appropriate.

The properties that are closest to the approved lift shaft would be nos.138 and 140 Arlington Road. The increase to the height of the approved lift shaft by 0.5m would not significantly reduce the level of daylight received into the rooms in the rear elevations of these properties to create any harmful impact. Due to its dimensions and modest increase in height, there would be no harmful loss of outlook to the rooms that are served by the windows in the rear elevations of the neighbouring properties along this part of Arlington Road. The proposal would not be considered to have an adverse impact on the amenity of adjoining residents and would be considered acceptable.

Two objections have been received from local residents regarding loss of amenity. These and the planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, T3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 You are advised that all conditions relating to planning permission reference 2017/3206/P dated 24/04/2018 which need details to be submitted have been approved.
- 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 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).
- 7 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

