



Application ref: 2019/4825/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 27 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Raglan House
1 Raglan Street
London
NW5 3DB

Proposal:

Change of use from day centre (Use Class D1) to create residential dwellings (Use Class C3). Erection of new first floor side extension and two storey side infill extension on Anglers Lane; Installation of dormer windows; insertion of new doorways at ground floor level and associated minor alterations to the railings.

Drawing Nos: GPC-E1, GPC-E2, GPC-E3, GPC-E4, GPC-E5, GPC-E6, GPC-E7, GPC-E8, GPS-P1revC, GPS-P2revC, GPS-P3revC, GPS-P3ArevC, GPS-P4revC, GPS-P5revC, GPS-P6revC, GPS-P7revB, GPS-P8revC, GPS-D1, GPS-D2revA, GPS-D3, GPS-D4, GPS-D5,

Cover letter from ROK Planning dated 24 September 2019, BREEAM Domestic Refurbishment Pre-Assessment, Jomas Preliminary Risk Assessment Report dated 18th September 2019, Daylight and Sunlight Report dated September 2019, Jomas Contamination Report, Energy and Sustainability Strategy dated 19th September 2019 Version 03, Heritage Statement by Montagu Evans dated September 2019, Arboricultural Assessment by Tim Pursey, Archaeological Desk Based Assessment by RPS, Construction Management and Logistics Plan dated 16 September 2019

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 policies 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: GPC-E1, GPC-E2, GPC-E3, GPC-E4, GPC-E5, GPC-E6, GPC-E7, GPC-E8, GPS-P1revC, GPS-P2revC, GPS-P3revC, GPS-P3ArevC, GPS-P4revC, GPS-P5revC, GPS-P6revC, GPS-P7revB, GPS-P8revC, GPS-D1, GPS-D2revA, GPS-D3, GPS-D4, GPS-D5.

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

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- 4 Before the relevant part of the work is begun, detailed drawings, or samples or materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Detailed drawings including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors, bin stores and railings and gates;

b) 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). This is to include the bin stores and railings.

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.

- 5 Before the relevant part of the work is begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used

iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1 and A1 of London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings 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.

- 8 At no point shall the green roof be used as a terrace. Access must be for maintenance only.

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.

- 9 Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A) A site investigation scheme based on the Desk Study/Preliminary Risk Assessment Report (Ref: P2385J1779/SRC) by Jomas Associates Ltd to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

B) The results of the investigation and detailed risk assessment referred to in (A) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the

remediation measures required and how they are to be undertaken;

C) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and if applicable identifying requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 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 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.
 - 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 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
 - 7 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
 - 8 You are advised that due to the age of the building there is the potential for asbestos containing materials (ACMs) may have been used in construction and/or maintenance. If an up- to-date asbestos register is not available, it is recommended that an asbestos survey is undertaken so that any ACMs present can be managed accordingly to protect occupiers/construction/demolition workers.
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- 9 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
 - 10 As the building is locally listed you are strongly advised to carry out a detailed written and photographic building record as set out in the 2016 Historic England publication 'Understanding Historic Buildings' and submit to the Local Archives.

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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer