

Mr. Daniel Woolfson
The D*Haus Company Limited
Flat 1
Derby House
Coleridge Road
London
NW5 1UE

Application Ref: **2015/4094/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

22 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Bull And Last PH
168 Highgate Road
London
NW5 1QS

Proposal:

Works to the existing pub to provide bed and breakfast units with associated loft conversion, demolition of the existing kitchen to create a side extension with associated basement to create two flats and basement excavation to existing pub.

Drawing Nos: BALP_PA_000; BALP_PA_001 Rev A; BALP_PA_002; BALP_PA_003 Rev A; BALP_PA_004 Rev A; BALP_PA_005 Rev B; BALP_PA_006 Rev A; BALP_PA_007 Rev A; BALP_PA_008 Rev B; Design and Access Statement Revision A, prepared by WMG Studio dated October 2015; KP Acoustics Design Advice, dated 13 July 2015; Noise Impact Assessment prepared by KP Acoustics dated 16 June 2015; Basement Impact Assessment prepared by Michael Alexander Consulting Engineers dated 14 July 2015; Flood Risk Assessment prepared by Evans Rivers and Coastal dated July 2015; Desk Study and Ground Investigation Report prepared by Geotechnical and Environmental Associates; Ground Movement Assessment prepared by Geotechnical and Environmental Associates dated August 2015; Basement Impact Assessment Audit prepared by Campbell Reith dated October 2015; Sustainability Statement prepared by Blue Sky Unlimited dated 1st June 2015; Daylight/Sunlight indicative review prepared by Waldrams dated 18 November 2015.



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans.

BALP_PA_000; BALP_PA_001 Rev A; BALP_PA_002; BALP_PA_003 Rev A; BALP_PA_004 Rev A; BALP_PA_005 Rev B; BALP_PA_006 Rev A; BALP_PA_007 Rev A; BALP_PA_008 Rev B; Design and Access Statement Revision A, prepared by WMG Studio dated October 2015; KP Acoustics Design Advice, dated 13 July 2015; Noise Impact Assessment prepared by KP Acoustics dated 16 June 2015; Basement Impact Assessment prepared by Michael Alexander Consulting Engineers dated 14 July 2015; Flood Risk Assessment prepared by Evans Rivers and Coastal dated July 2015; Desk Study and Ground Investigation Report prepared by Geotechnical and Environmental Associates; Ground Movement Assessment prepared by Geotechnical and Environmental Associates dated August 2015; Basement Impact Assessment Audit prepared by Campbell Reith dated October 2015; Sustainability Statement prepared by Blue Sky Unlimited dated 1st June 2015; Daylight/Sunlight indicative review prepared by Waldrams dated 18 November 2015.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of the new planter at a scale of 1:20 including materials, finish and method of fixing;

- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and doors at a scale of 1:10 with typical glazing details at 1:5
- d) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works. The panel must include render and facing brickwork and demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The ground floor façade of the public house shall match the colour of the new infill development and shall be retained and maintained in perpetuity

Reason: In order to safeguard the special architectural and historic interest of the building and conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP245 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be

permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the use commences, full details of the sound insulation measures used in the new residential units shall be submitted to and approved by the local planning authority in writing. The measures as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 10 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement prepared by Blue Sky Unlimited dated 1st June 2015. 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 policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 11 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

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 policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of

Camden Local Development Framework Development Policies.

- 12 Prior to occupation of the relevant part of the development full details of proposed screens on the rear elevation shall be submitted to and approved in writing by the Local Planning Authority. These shall include, materials and sections. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

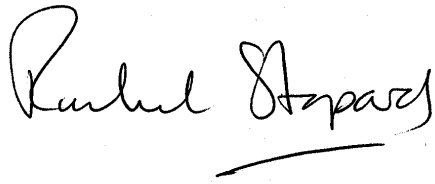
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Under Section 25 of the GLC (General Powers) 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.
- 6 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.
- 7 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.
- 8 Please note no work may start until any necessary approvals by the Highway Authority (should they deem it appropriate) has been granted.

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.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities