

Application ref: 2019/4219/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 31 March 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
www.camden.gov.uk/planning

SADA Architecture
First Floor
26C George Street
St. Albans
AL3 4ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Hampshire Street
London
NW5 2TE**

Proposal:

Alterations to include raising roof height of studio block with new slate roof, addition of windows at ground and first floor to front elevation, reconfiguration of rooflights on roofslopes, and erection of single storey front extension.

Drawing Nos: A100 P.01; A101 P.01

A200 P.01; A201 P.01; A202 P.01; A240 P.01; A250 P.01; A251 P.01;

A300 P.01; A301 P.01; A302 P.01; A400 P.01; A500 P.01; A501 P.01;

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 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: A100 P.01; A101 P.01
A200 P.01; A201 P.01; A202 P.01; A240 P.01; A250 P.01; A251 P.01;
A300 P.01; A301 P.01; A302 P.01; A400 P.01; A500 P.01; A501 P.01;

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

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors 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).

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of development a scheme, including the following components, to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority.

A) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill gas, ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

C) The results of the investigation and detailed risk assessment referred to in (b) 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;

D) A verification report demonstrating the works set out in the remediation strategy have been undertaken.

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 immediately to the Local Planning Authority.

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 Reason for granting permission

The site currently has a commercial premises comprising a two storey building and a large hall/studio building. The dual pitched roof of the studio would be raised by 1m. This would equate to an approximate 10% increase in height of the studio building. The increase in the height of the roof would not harm the appearance of the host property nor be overly high and bulky in the streetscene. The insertion of windows at ground and first floor level and new rooflights on the pitched roofslopes is considered acceptable. The existing front elevation has blank walls without any windows. The proposed windows and glazed entrance lobby would therefore enliven this façade. The proposal to make better use of the existing building and increase the B1c floorspace by approximately 38sqm would be positive in terms of the circular economy in accordance with Policy SI 7 of the London Plan 2019. Details of the windows would be secured by condition.

The ground floor single storey extension would fill the entire site in front of an existing 2 storey building. It is noted that there is an extant permission (granted 24/04/2019) to redevelop the site with a 4 storey building (ref: 2017/2883/P) which would also occupy the full site. In relation to this earlier permission, the alteration to the building line is not an issue. The footway, as a result of the current building line, is already the same narrow width along that section of the street. The street is a dead end and pedestrians accessing the housing estate are more likely to use the opposite side of the road where there is a wider footway. Given the previous permission and the context of the site, the location, size and design of the proposed ground floor extension is considered acceptable.

The neighbouring properties are a significant distance away. The small increase to the height of the roof would have minimal impact on the daylight and sunlight to neighbouring properties. The additional windows at the front of the property would face towards a car park and would not result in harmful

overlooking.

The site has contaminated land potential. A condition would be included to secure the submission of a scheme to address the risk associated with site contamination.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to this decision.

As such, the proposed development is in general accordance with policies D1, T1, E1 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 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).
- 3 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.
- 4 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer