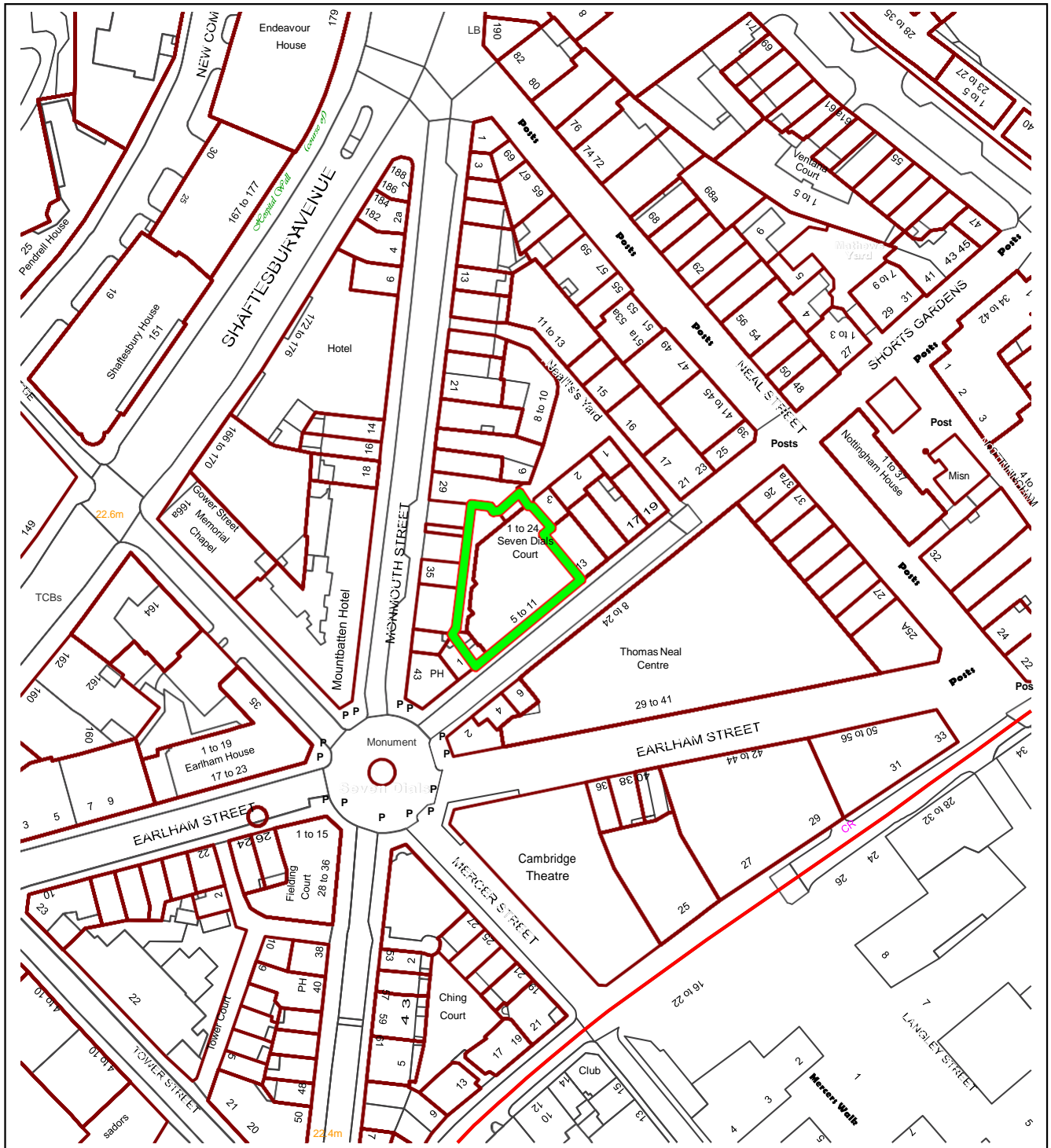
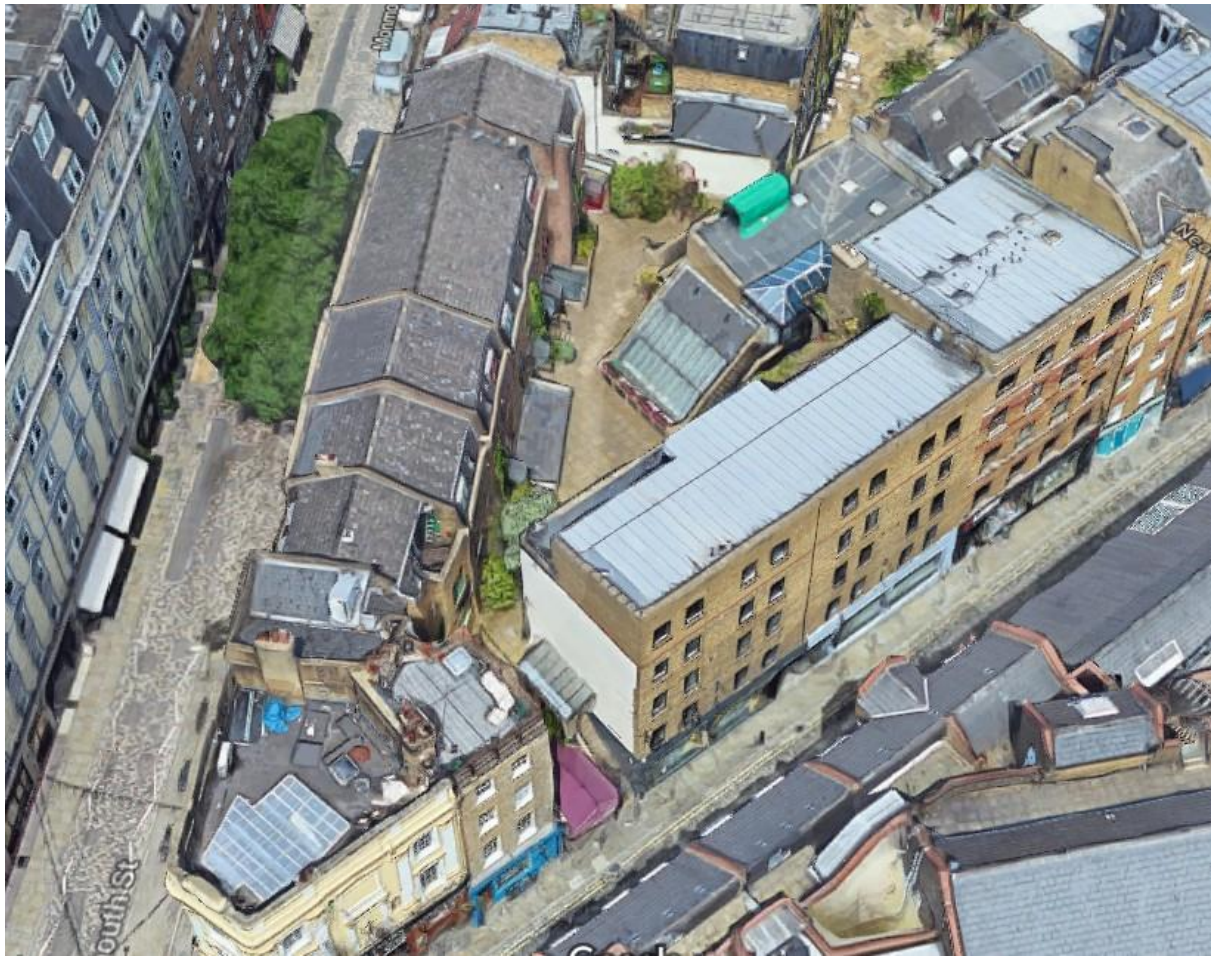


Seven Dials Court & 3-11 Shorts Gardens
2020/0275/P



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1 Aerial view



2 Shorts Garden frontage



3 Seven Dials Court interior



4 Seven Dials Court interior

Delegated Report (Member's Briefing)	Analysis sheet	Expiry Date:	16/03/2020
	N/A	Consultation Expiry Date:	23/02/2020
Officer		Application Numbers	
Thomas Sild		2020/0275/P	
Application Address		Drawing Numbers	
Seven Dials Court & 3-11 Shorts Gardens London WC2H 9AT		Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposals			
<p>Erection of three storey infill development at no. 3 Shorts Gardens to provide new residential entrance to Seven Dials Court at ground floor and 1x 1-bed self-contained maisonette above (Class C3), (to replace existing single storey restaurant entrance and residential access steps); reconfiguration of existing 2 x retail units at 5-11 Shorts Gardens (ground floor) to create 3x units (2x retail Class A1 and 1 x restaurant Class A3), including installation of new shopfronts; change of use of first floor level restaurant use (Class A3) within internal courtyard to create 1x 1-bed self-contained flat (Class C3), including external alterations; replacement / alterations to plant and equipment; provision of refuse and cycle storage; landscaping works</p>			
Recommendation:	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. of responses	4	No. of objections No. of comments	4 0
Summary of consultation responses:	<p>Site notices were displayed on 29/01/2020 (expiring on 22/02/2020) and a press notice was issued on 30/01/2020 (expiring on 23/02/2020).</p> <p>Responses received from the following addresses:</p> <ul style="list-style-type: none">• 18 Seven Dials Court• 19 Seven Dials Court• 23 Seven Dials Court• 10 Shorts Gardens <p>Points of objection summarised as follows:</p> <ol style="list-style-type: none">1. Infilling Shorts Gardens removes interesting street profile2. Infill will block light to rear3. Over intense use of Seven Dials court communal amenity space4. There should be a block on further developments in Seven Dials Court5. The communal areas of Seven Dials Court require updating and removal of clutter6. Noise and disruption caused by construction and history of previous poor management of building works7. Proposed cycle storage difficult to access, and door alignments should be changed. Cycle storage should be Sheffield stands8. Bins should be numbered. Condition requiring bin store is not used for certain purposes9. New residential units should be subject to restrictions in respect of subletting / short term lets10. Applicant's resident consultation was not well publicised11. Condition should require all noise attenuation measures are installed <p>Officer response:</p> <ol style="list-style-type: none">1. See section on Design and heritage2. See section on Amenity3. See section on Quality of accommodation4. Each planning application is taken on its merits and future development at Seven Dials Court would be required to comply with relevant planning policies5. The upkeep and maintenance of the communal areas is the responsibility of landowners and/or tenants where applicable and cannot be considered as part of this planning application6. The development would be subject to a Construction Management Plan, see section 7.77. See section on Transport for further assessment			

- | | |
|--|---|
| | <ol style="list-style-type: none">8. <i>Bin management at this existing building cannot be controlled by this planning application</i>9. <i>The application seeks permission for self-contained housing (Use Class C3) meaning that further planning permission would still be required for use of the units for permanent short-term accommodation (Sui generis). An informative been added to the draft decision to remind the applicants of this.</i>10. <i>The Council has not regulated the applicant's own consultation process however the LPA's statutory public consultation was carried out as required for this application by site and press notices.</i>11. <i>A condition would be added in this respect</i> |
|--|---|

**Covent Garden
Community
Association:**

Comments as on the following points:

1. Supports general design of Shorts Gardens frontage
2. Supports reconfiguration of existing commercial units to create 3 smaller frontage units fronting Shorts Gardens
3. Pressure on the internal courtyard would increase through addition of more residential units
4. Retail units should have hours of use restricted
5. Condition should be attached restricting change of use from A1 to A3 or A4
6. Does not support the replacement of AC to the extent as proposed
7. Internal configuration of entrance should be changed
8. Supports condition for exclusive use of the refuse area
9. Does not support any additional height beyond consent scheme

Officer response:

1. *No response*
2. *No response*
3. *The proposals would not introduce new uses to the surroundings, and there would be no change to the courtyard's function as a means to access the existing residential units.*
4. *The existing retail units do not have restricted hours, and the scheme results in a net reduction in commercial use floorspace of 30sqm. Change of use from A1 to A3 can be achieved under Permitted Development rights. As such the imposition of hours of use is not considered reasonable in this context.*
5. *Any future planning application for change of use must be taken on its own merits and would be required to comply with relevant planning policy which limits the loss of A1 retail in what is a primary retail frontage.*
6. *The existing site contains significant AC plant serving the commercial uses and this situation is not changing through this proposal. The proposal would replace existing redundant plant and include the provision of an additional unit.*
7. *The residential entry is considered to provide a reasonable level of internal manoeuvring space, and notwithstanding the proposed floorplan, the proposed elevations would indicate the potential for double doors into this area. However if an amendment to plans is needed which affects the appearance of the frontage, it could be considered subsequently as a non-material amendment to the*

	<p><i>permission</i></p> <p>8. <i>The use and regulation of the internal refuse area is considered to be the responsibility of the land owner and/or tenants, and regulation of this cannot be reasonably undertaken by the planning system</i></p> <p>9. <i>The proposed design includes a shallow pitched roof 1.6m above the front parapet. See sections on design and amenity for further assessment</i></p>
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Site Description

The application relates to Seven Dials Court, a 4-storey mixed-use residential and commercial development, dating from circa 1979, and its frontage, 3-11 Shorts Gardens which includes commercial uses at lower levels.

The site is situated in the Seven Dials Conservation Area and forms a primary retail frontage. The buildings are not statutorily listed but are situated opposite the grade II listed Thomas Neal Centre (Nos.8-24 Shorts Gardens (Odd)).

Relevant History

Application site

- **December 1979 - P14/53/B/28694:** (29-39 Monmouth Street, 3-13 Shorts Gardens and 3, 4, 5 Neals Yard, WC2): Planning permission was granted for the 'Partial rehabilitation and partial redevelopment to provide residential accommodation, shops, restaurant, offices'

This permission gave consent to form the 'Seven Dials Court' as it now stands, though there exists a large history of applications for minor works to the various units since this point.

- **October 2002 - PSX0005445** – Permission granted subject to a section 106 agreement for an infill development including new residential access and 1 x 1 bedroom dwelling (Class C3)
- **May 2014 2013/4861/P** – Permission granted for erection of two-storey infill extension at first and second floor level to provide 1 x 1 bed flat (Class C3), new residential entrance to Seven Dials Court and installation of new shopfront at ground floor to restaurant (Class A3)
- **May 2017 2016/6916/P** – Permission granted for erection of two-storey infill extension at first and second floor level to provide 1 x 1 bed flat (Class C3), new residential entrance to Seven Dials Court and installation of new shopfront at ground floor to existing restaurant (Class A3)

13 Shorts Gardens

- **November 2019 - 2019/2239/P** – Permission granted subject to s106 for change of use of the first floor from retail (Class A1) to two studio flats (Class C3) and associated external alterations including installation of two double glazed windows to the rear.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Intend to adopt London Plan (2019)

Camden Local Plan 2017

G1 (Delivery and location of growth)
 H1 (Maximising housing supply)
 H6 (Housing choice and mix)
 H7 (Large and small homes)
 C1 (Health and well-being)
 C5 (Safety and security)
 C6 (Access for all)
 A1 (Managing the impact of development)
 A4 (Noise and vibration)
 D1 (Design)
 D2 (Heritage)
 CC1 (Climate change mitigation)
 CC3 (Water and flooding)
 CC4 (Air quality)
 CC5 (Waste)
 TC2 (Camden's centres and other shopping areas)
 T1 (Prioritising walking, cycling and public transport)
 T2 (Parking and car-free development)

Camden Planning Guidance

CPG Access for all (March 2019)
 CPG Air quality (March 2019)
 CPG Amenity (March 2018)
 CPG Design (March 2019)
 CPG Interim Housing (March 2019)
 CPG 2 Housing (May 2006 Updated march 2019)
 CPG Town centres (March 2018)
 CPG Transport (March 2019)

Seven Dials Conservation Area Statement (1998)

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Three storey infill development at No. 3 Shorts Gardens to provide new residential entrance to Seven Dials Court at ground floor and 1x 1-bed self-contained flat above (Class C3), to replace existing single storey restaurant and residential entrance steps;
- Reconfiguration of existing the unit at no. 3 Shorts Gardens with the 2x units at 5-11 Shorts Gardens (ground floor) to create 3x units with a different layout (2x retail Class A1 and 1x restaurant Class A3), including installation of new shopfronts;
- Change of use of first floor of internal courtyard restaurant from restaurant use (Class A3) to create 1x 1-bed self-contained flat (Class C3), including external alterations;
- Replacement / alterations to plant and equipment;
- Provision of refuse and cycle storage;

- Landscaping works

2. Background

- 2.1 Planning permission was previously granted for infill of no. 3 Shorts Gardens in 2014 (ref 2013/4861/P) and 2017 (ref 2016/6916/P). The latest proposals retain a similar scale and architectural moves, albeit with minor changes to the roof profile and elevation details.
- 2.2 The previous permission is a material consideration in the assessment of this application. This application also seeks approval for other elements (set out above) which have not been previously considered.



Proposed Shorts Gardens frontage and infill

3. Assessment

- 3.1 The main material planning issues for consideration are:

- Land use
- Affordable housing
- Residential standards
- Design and heritage
- Neighbour amenity
- Transport
- Sustainability and air quality

4. Land use

- 4.1 The proposed reconfiguration of the existing 740sqm commercial uses would result in a net

increase of 30sqm in A1 use, with a reduction of 55sqm in the A3 restaurant use resulting from the conversion to residential creating an overall net loss of 25sqm commercial floorspace. Camden's Local Plan regards self-contained housing as the priority land-use of the borough and as such officers support this change of use.

- 4.2 At ground level, the existing 2 street-facing units would be reconfigured to create 3 units facing onto the street, which is considered to be acceptable, although there would be no significant change to land uses at the site overall as the ground floor restaurant would just be accessed differently. Overall, the proposed resultant land uses are considered to be acceptable.

5. Affordable housing contribution

- 5.1 Policy H4 seeks to maximise the supply of affordable housing in the borough and expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm (GIA) or more.
- 5.2 In this case, the proposal provides 2 additional homes, involving a total additional residential floorspace of 101.6sqm (GIA) and therefore a contribution towards affordable housing in the borough is required. Calculations are based on an assessment of development capacity whereby 100sqm of housing floor space is generally considered to create capacity for one home and 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. A payment in lieu calculation is based on Gross External Area which has been calculated as 106.98sqm.
- 5.3 In this case the payment-in-lieu figure is £5,692.73. (2% of 106.98sqm (GEA) x £2650). The contribution will be secured by the s106 legal agreement.

5.4 Residential standards

- 5.5 Local Plan policy H7 expects all housing developments to contribute towards meeting the aims of the Dwelling Size Priority Table and include a mix of large and small units. In terms of the unit mix, the scheme would provide two lower priority (1 bed) units, however, the new units would form part of Seven Dials Court which contains almost 30 flats in total including a range of sizes and types. Council Tax records shows that Seven Dials Court currently includes some smaller units (from bands 'D' or 'E'), though the majority of units are larger units and sit within the second highest band (G). In this context, by providing two smaller flats that would attract lower rents, the development would still contribute to the creation of mixed, inclusive and sustainable communities.
- 5.6 The development would provide two 1 bedroom, 2 person units, each featuring a shower room rather than a bathroom. A 44sqm 2-storey unit on Shorts Gardens was previously assessed and granted approval under planning ref: 2013/4861/P and 2016/6916/P. These proposals have increased the proposed floorspace to 48sqm, which still falls below the space standard for a 2-storey unit which recommends 58sqm. The 2.2m bedroom ceiling height would fall marginally below the 2.3m recommended height, however the main kitchen living space at second floor level would enjoy a vaulted ceiling height of up to 3.7m in height with dual aspect outlook to both front and rear. On balance, given the highly constrained nature of the site, where further height and massing would unacceptably impact neighbour amenity, this proposed unit is considered to provide an acceptable standard of accommodation.
- 5.7 The unit inside Seven Dials Court would provide 54sqm of floorspace, which exceeds the 50sqm recommended for a 1 bed 2 person single storey dwelling. Whilst outlook from the bedroom would be limited given its view onto a passageway, the unit would enjoy a ceiling

height of 3m or greater across all areas and an additional aspect outlook to the north, with further daylight provided by rooflights to a third elevation. Overall, this unit is considered to provide a good standard of accommodation.

- 5.8 The new unit within the infill would be accessed from, and become a part of Seven Dials Court. As such, this is considered to be an extension to an existing building. Extensions to existing buildings and conversions of existing floorspace are required to meet Building Regulations M4(1) 'visitable dwellings' standards. Enforcement of this is not required by planning condition.

6. Design and heritage

- 6.1 The application site is within the Seven Dials Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 6.2 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 6.3 No. 3 Shorts Gardens forms a gap in the building line, believed to be the result of bomb damage during World War II. The 'Seven Dials Renaissance' document – published in 1998 – and endorsed by the Council, referred to the site as an "unfortunate gap" along this part of Shorts Gardens which formed the "only remaining break in the building line within the Seven Dials Conservation Area". This document recommended infill of the gap. These proposals follow previous consents for infill of this site, and as such the principle of infilling is considered to be established.
- 6.4 The proposed design would replicate a Georgian / Early Victorian typology as seen adjoining at no. 1, with reclaimed brick faced flat front, timber sash windows with lintels above. As such the infill is considered to enhance the character of the street and surrounding conservation area and would not harm the setting of the Grade II listed Thomas Neal Centre opposite. The proposed 'shopfront' would be traditionally styled and further details of this would be secured by planning condition.
- 6.5 The existing shopfronts across nos. 5-11 Shorts Gardens are modern and make a neutral contribution to the buildings and streetscape and there is no in principle objection to their replacement. The proposed shopfronts include both traditional and modern elements, and include the use of metal fretwork as a design feature. A planning condition would require further details of these shopfronts.
- 6.6 The replacement of the pitched glazed roof within Seven Dials Court with slate is considered appropriate, and the additional windows serving this residential unit would match the style of those existing in the surroundings.
- 6.7 The proposed landscaping improvements include the addition of new planters and planting to the internal courtyard. These are considered appropriate to the surroundings and would preserve the character of the surroundings.
- 6.8 The proposals include the replacement of existing air conditioning and mechanical ventilation plant including the replacement and addition to noise attenuation enclosures. Linear access

doors would be added to the north elevation within the internal courtyard to allow access to a replacement duct which will run internally. None of these changes are considered to harm the appearance of the buildings nor surroundings.

- 6.9 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

7. Neighbour Amenity

- 7.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 7.2 The previous infill schemes in 2014 and 2017 were deemed acceptable in their impact on neighbour amenity, however this proposal also includes an additional pitched roof with a maximum height of 1.6m above the front parapet. The applicant has provided a daylight and sunlight assessment to demonstrate the impact of the development to surrounding habitable room windows. This indicates that the proposed infill would impact the daylight received to a number of windows to the rear of 37-39 Monmouth Street.
- 7.3 The independent daylight and sunlight review cited by the Greater London Authority states that in an inner city urban environment, Vertical Sky Component (VSC) values in excess of 20% should be considered as reasonably good. All windows assessed at 37-39 Monmouth Street currently achieve a low level of VSC, below 20%. The BRE guidelines state that if the proposed VSC remains at 80% of its former value, then the diffuse daylighting of the existing building will not be adversely affected. All windows would remain at 80%, with the exception of a single window which would achieve 73%. At present, this window achieves a very low VSC level of 14%, and as such the direct daylight is already poor and impact is on balance considered acceptable.
- 7.4 With regard to overlooking and privacy, it is acknowledged that a number of windows serving the new residential units would be in close proximity to neighbouring windows at Nos. 37-39 and 41 Monmouth Street. However this needs to be taken in context with the existing situation where there is a significant amount of mutual overlooking between properties already, with rear facing windows all looking directly onto the same courtyard and across to others surrounding. The new windows, with the exception of the bedroom to the new courtyard unit, would sit angled to those existing across the courtyard which reduces scope for direct overlooking. In order to reduce overlooking and safeguard visual privacy, a condition would be attached requiring the bedroom to the courtyard unit be obscure glazed and non-opening to a height of 1.7m.
- 7.5 Comments have been received requesting a restriction to opening hours for the retail units. The existing units do not at present have any opening hours restriction. The proposals include the net reduction of 30sqm of commercial floorspace and the reconfiguration of the commercial space does not introduce any additional impacts. As such a restriction on opening hours in response to this proposal is not considered reasonable within this context.
- 7.6 Following the reconfiguration of floorspace, an existing first floor level rooflight currently sitting above A1 retail space would sit above A3 restaurant space. In order to safeguard the amenity of neighbours from noise and odour disturbance, a condition would be attached requiring this to be kept fixed shut at all times.
- 7.7 The proposals include the replacement of existing air conditioning plant within Seven Dials Court, including the replacement of the existing restaurant equipment terminating above Flat

14 of Seven Dials Court; replacement and enclosure of existing air conditioning within Seven Dials Court; a new condenser unit to the north side of Seven Dials Court and the replacement of air conditioning units at ground floor level passageway with new attenuated screening.

- 7.8 Given the commercial floorspaces utilise air conditioning at present, there is not considered to be a material change in circumstances in this respect. The applicant has submitted an acoustic assessment which has been reviewed by the Council's Environmental Health officer and the proposals are considered acceptable in their impact with respect to noise and vibration subject to compliance with planning conditions to ensure Camden's noise thresholds are not breached and the installation of anti-vibration measures to relevant plant.
- 7.9 Through Local Plan policy A1, the Council will also seek to protect the quality of life of occupiers and neighbours through the construction phase. Construction Management Plans are used to identify the potential impacts of the construction phase and state how any potential negative impacts will be mitigated. The scale of proposed development has been assessed as requiring the need for a Construction Management Plan, and this would be secured by s106 legal agreement.

8. Transport

- 8.1 The site is located within the Central London Clear Zone. There is no vehicular access to the site and none is proposed. The site has a PTAL rating of 6b (excellent).
- 8.2 Local Plan policy T2 states the Council will limit the availability of parking and require all new developments in the borough to be car-free.
- 8.3 To comply with this policy, the proposed residential units would be secured as car free via s106 legal agreement.
- 8.4 The new London Plan recommends the provision of 1.5 cycle parking spaces per 1 bed 2 person unit. The proposals indicate the provision of new cycle storage areas in the basement, segregated for commercial and residential uses, intended to serve all occupants of Seven Dials Court and 3-11 Shorts Gardens. Whilst access to these areas would not be step-free, this is considered acceptable given the site constraints. A suitable planning condition is suggested to require further details of the new residential cycle parking.
- 8.5 When construction work is undertaken which is considered to pose a risk to public highway infrastructure, a contribution is sought to cover repair works in the event of damage. The Council's Highways team has advised that a contribution is required for this development and this would be secured by s106 legal agreement (amount to be confirmed).

9. Sustainability and air quality

- 9.1 The development includes the partial retrofitting of an existing building for residential accommodation within a highly sustainable location. The residential units would support a car-free lifestyle and such an obligation is sought, as detailed in the transport section. As a partial change of use is occurring, the mandatory requirements of the Building Regulations will require an overhaul of thermal performance meaning that the new units will be significantly more energy and heat efficient than existing. A further condition is, however, suggested to require that the optional requirements for water saving devices will be installed and retained.
- 9.2 As the development would provide a floorspace uplift of less than 500sqm, an energy or sustainability statement is not a policy requirement. A BREEAM preliminary report has been provided which indicates a 'very good' rating. An Air Quality Assessment was also submitted in support of the application. Though previous records show that the local area suffers from poor

quality, the scoping stage for the report has determined that due to the size of the development, a full assessment of the impacts of the proposed development on local air quality is not required as risks to future occupiers remain low. Similarly, it finds that an Air Quality Neutral assessment is not required owing to the small size of the proposed development.

9.3 Overall, the development would be considered to represent a sustainable form of development and to accord with policies CC1, CC3 and CC4.

10. **Recommendation:** Grant conditional planning permission subject to s106 legal agreement

11. Legal agreement terms

- Affordable housing contribution (£5,669.94)
- Car free development
- Construction Management Plan and monitoring fee
- Highways contribution (amount TBC)

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 6th April 2020, 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'.



Application ref: 2020/0275/P
Contact:
Tel: 020 7974
Date: 2 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
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planning@camden.gov.uk
www.camden.gov.uk/planning

Rolfe Judd Planning [P6181]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

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:
Seven Dials Court & 3-11 Shorts Gardens
London
WC2H 9AT

Proposal:

Erection of three storey infill development at No. 3 Shorts Gardens to provide new residential entrance to Seven Dials Court at ground floor and 1x 1-bed self-contained maisonette above (Class C3), to replace existing single storey restaurant entrance and residential access steps; reconfiguration of existing 2 x retail units at 5-11 Shorts Gardens (ground floor) and 1x restaurant (A3) unit at no. 3 to create 3x units (2x retail Class A1 and 1 x restaurant Class A3), including installation of new shopfronts; change of use of first floor level restaurant use (Class A3) within internal courtyard to create 1x 1-bed self-contained flat (Class C3), including external alterations; replacement / alterations to plant and equipment; provision of refuse and cycle storage; landscaping works

Drawing Nos: OS.01; A(--)01; A(--)02; A(--)03; A(--)04; E(--)00; E(--)01; E(--)02; E(--)10; E(--)11; E(--)12; E(--)13; E(--)14; E(--)B1; P(--)00; P(--)01; P(--)02; P(--)03; P(--)10; P(--)11; P(--)12; P(--)13; P(--)14; P(--)B1; Environmental Noise Survey and Plant Noise Assessment Report 25806/PNA1/Rev5 Hann Tucker Associates

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 and documents : OS.01; A(--)01; A(--)02; A(--)03; A(--)04; E(--)00; E(--)01; E(--)02; E(--)03; E(--)10; E(--)11; E(--)12; E(--)13; E(--)14; E(--)B1; P(--)00; P(--)01; P(--)02; P(--)03; P(--)10; P(--)11; P(--)12; P(--)13; P(--)14; P(--)B1; Environmental Noise Survey and Plant Noise Assessment Report 25806/PNA1/Rev5 Hann Tucker Associates

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

- 3 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 on the Shorts Gardens frontage (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to occupation of the residential units hereby approved, details of the secure and covered cycle storage area for 3 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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.

- 5 The new dwellings 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, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 8 The bedroom window to the new residential unit at first floor level (unit labelled 14A on drawing P(--)-14) hereby approved shall be obscure glazed and fixed shut up to a point 1.7m above internal floor level and shall be permanently retained as such.

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

- 9 The existing rooflights above the proposed A3 use shall remain fixed shut at all times.

Reason: In order to prevent noise and general disturbance of neighbouring premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

Informative(s):

- 1 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.
- 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.

- 5 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.
- 6 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.

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

