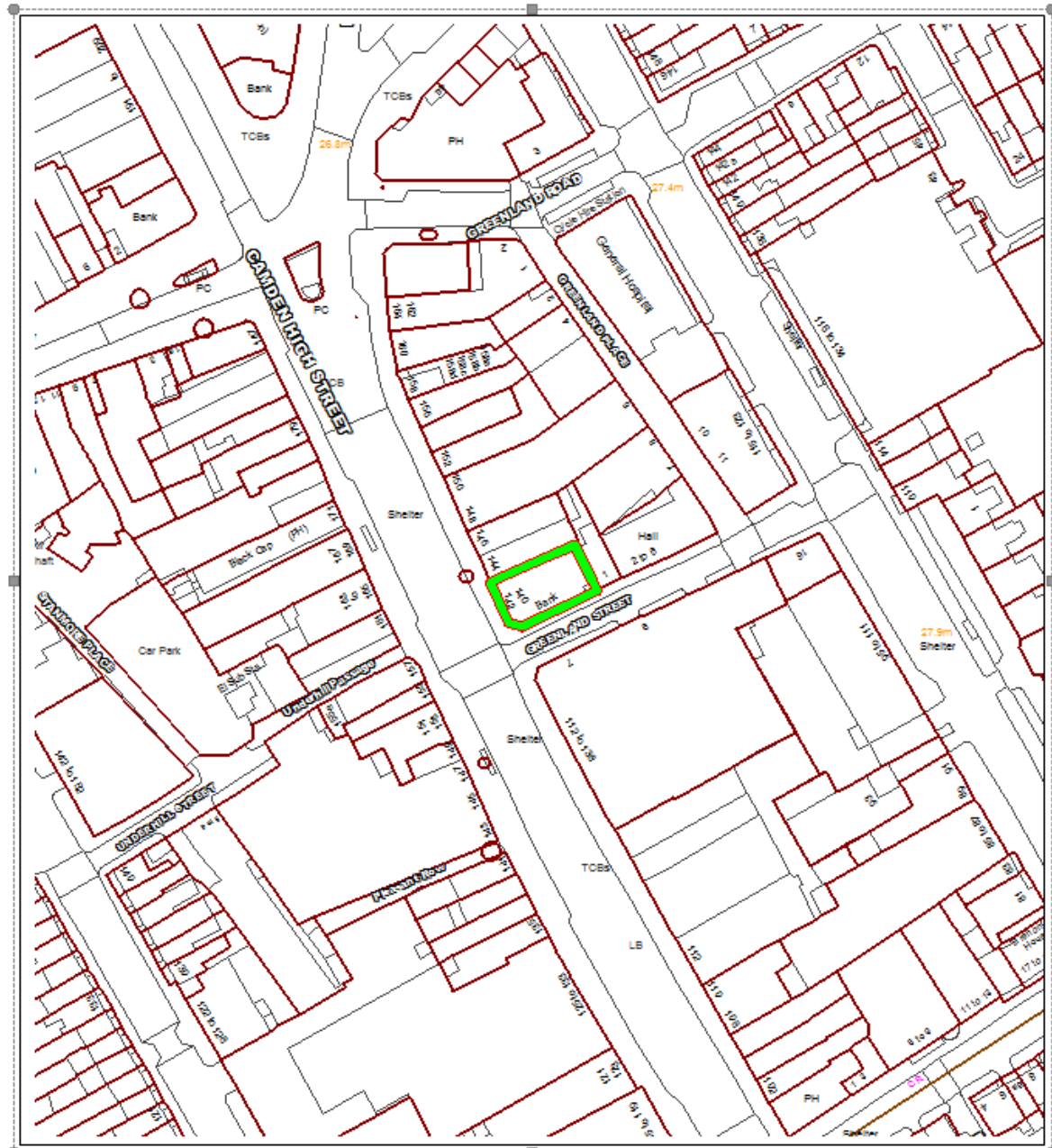


# Location Plan 140-142 Camden High Street ref. 2020/1105/P



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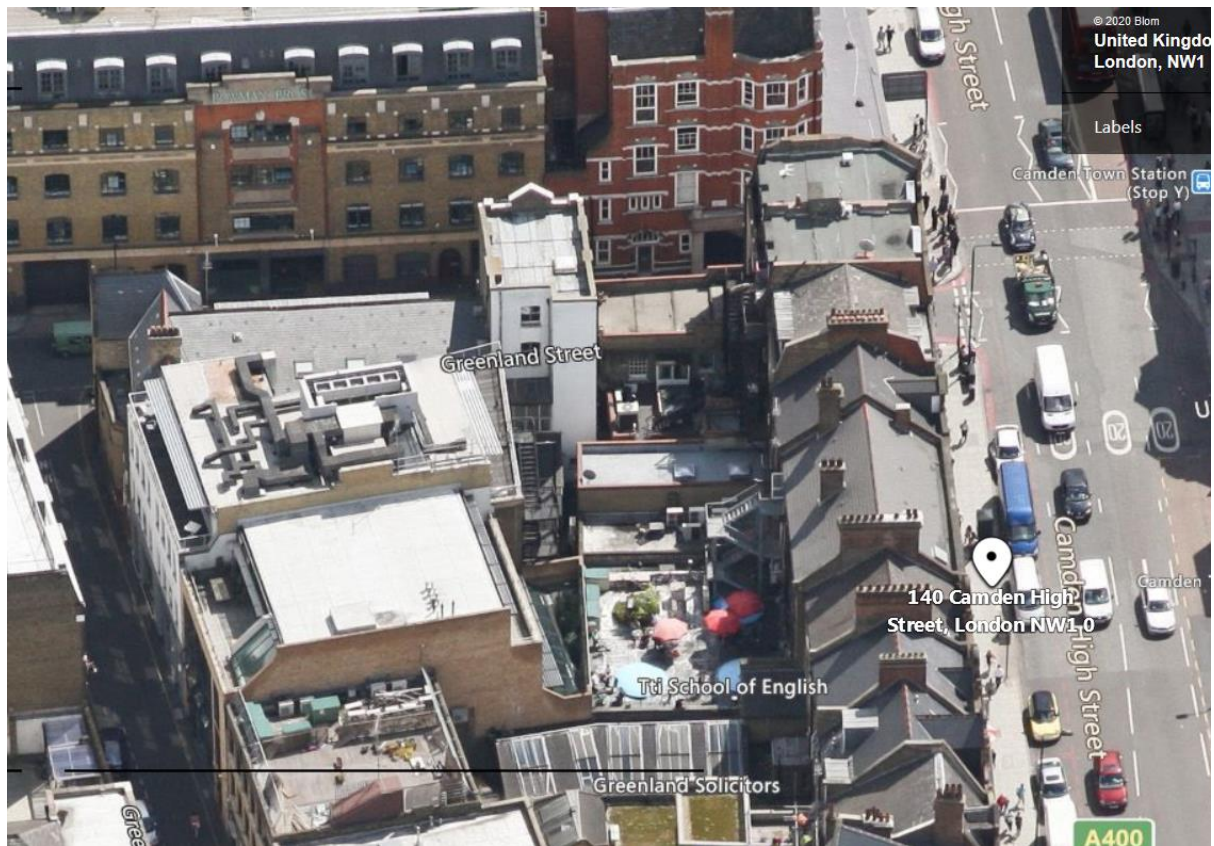


Figure 1 Aerial view

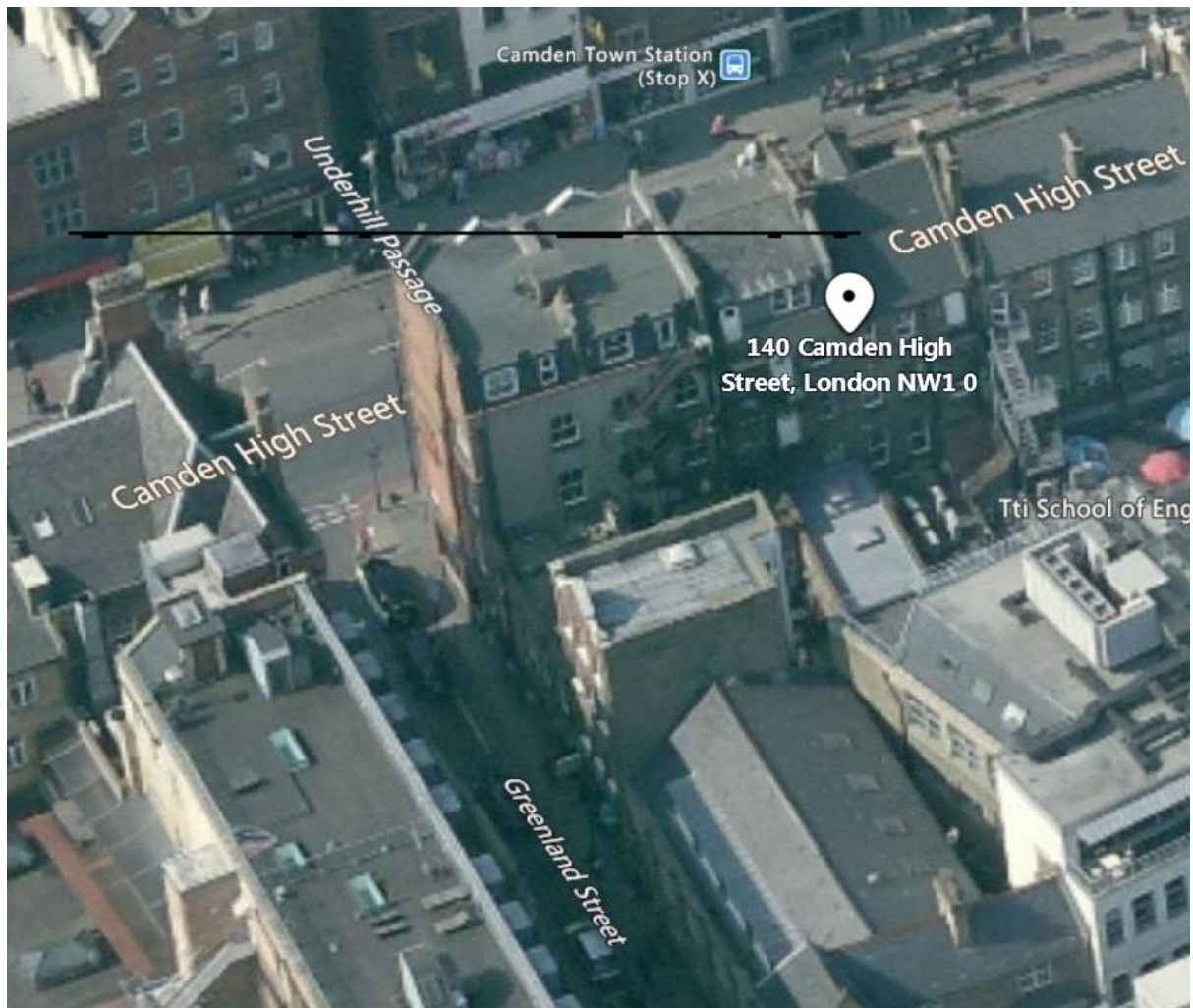


Figure 2 Aerial view





Figure 3 front elevation



*Figure 4 3D view of proposal*





ORIGINAL PROPOSAL MARCH 2020



REVISED PROPOSAL MAY 2020

CAMDEN HIGH STREET VIEW  
26.05.2020

Figure 5 superseded proposal to left side and revised to right side

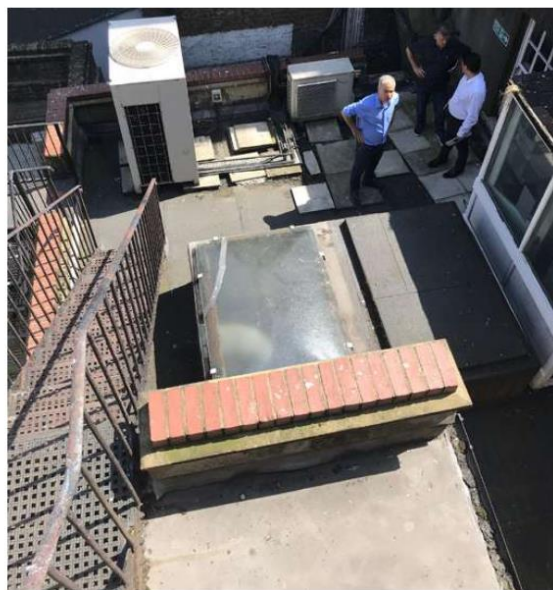
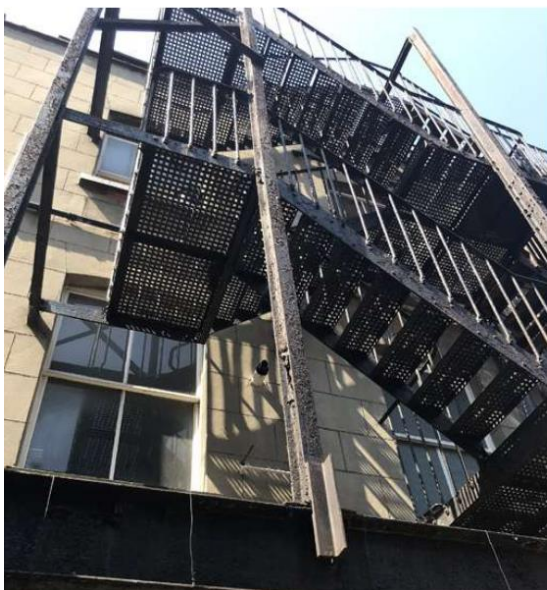


Figure 6 1st floor rear roof



Figure 7 proposed front elevation





Figure 8 proposed section showing street view



*Figure 14 Proposed rear elevation of the extension*

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>28/04/2020</b>			
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>24/05/2020</b>			
<b>Officer</b>				<b>Application Number(s)</b>					
Josh Lawlor				2020/1105/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
140-142 Camden High Street  London  NW1 0NG				See draft decision notice					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>						
<b>Proposal(s)</b>									
Erection of two storey roof extension to the elevation fronting Greenland Street and erection of first floor single storey rear extension; including associated internal reconfiguration to create three additional flats (Class C3).									
<b>Recommendation:</b>		Grant planning permission subject to S106 agreement							
<b>Application Type:</b>		Full Planning Application							
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Summary of consultation:</b>		3 x site notices were displayed near to the site on the 20/03/2020 (expiry 13/04/2020)  The application was also publicised in the local press from 19/03/2020							
<b>Adjoining Occupiers:</b>		No. of responses		<b>10</b>		No. of objections		<b>10</b>	
<b>Summary of consultation responses:</b>		12 objections were received from residents on Camden High Street, Camden Road, Camden Square, Arlington Road, Great Russell Street, Greenland Street.  Objection from Flat 4, 140a Camden High Street:  1. I object to this application as it will leave me homeless. I have lived in this building for almost a decade. I work in a Primary School nearby, and I volunteer with the local foodbank. I am part of this community, and to be thrown out so that the building can be made bigger, more							



people can be squeezed in and investors can get rich is not acceptable. The Letting agent for this property is wilfully refusing to fix problems in the building in order to have an excuse to redevelop the building. We have kept the flat in the best condition that we can, including re-carpeting and painting out of our own pocket, however the Letting agent/landlord drag their heels and ignore emails instead of addressing problems that we have brought to their attention. We feel this is deliberate so they can justify making us leave.

2. This area is already overcrowded, filthy and noisy. Extending this building out the back with create noise and disruption.
3. The extension itself will block the light to the Bowman Bros building opposite.

*Officer response to points 1-3 above:*

1. *The proposal must be assessed against local plan policies. There are no planning policies which restrict the refurbishment and extension of market housing. Planning policy has no control over the consequent increase in rent payment or retention of existing occupiers in the market units that are created.*
2. *Planning permission is granted subject to a Construction Management Plan (CMP), secured via S106 Agreement. This will help minimise the impact of construction. In addition noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.*
3. *The extension will not cause an adverse impact on light to the Bowman Bros Building, see 'Amenity' section of the report for further detail.*

144 Camden High Street

1. I live in the area and I object to this planning application. It will reduce light to an already crowded area, blocking light from one side of the street and neighbouring buildings. It will impact on the privacy of everyone in the buildings opposite, for example the Bowman Bros building.
2. It will also be an eyesore, the building is over a hundred years old with original brickwork, and we don't want a new modern extension blocking the view.

*Officer response to points 1-3 above:*

1. *See 'Amenity' section of this report*
2. *See 'Design and Heritage' section of this report*

140a Camden High Street

1. This area is already being overdeveloped. The proliferation of glass aspects in all the new buildings in this already crowded area leads to a lack of privacy for all, the reason I know that the building opposite on Camden High Street took years to fill and that the people owning the flats do not live there is that I can see directly into every one of their homes in detail.
2. Several of the flats are owned by people who do not live there most of the time or who rent out on Airbnb. These buildings and the majority of the people who own the property within them do not contribute to

the local economy in the way as the people currently living and working in the building you plan to redevelop, 140a Camden High Street. These people, including myself, have lived in this building for years, working locally, paying taxes locally, volunteering locally, running local pubs, teaching local children, and contributing to the community. The over commercialisation of this area leads to pushing out of locals who can no longer afford to live here, and destroying the community that is the reason that Camden is so popular in the first place.

*Officer response to points 1-2 above*

1. *See amenity section of this report*
2. *The proposal must be assessed against local plan policies. There are no planning policies which restrict the refurbishment and extension of market housing. Planning policy has no control over the consequent increase in rent or retention of existing occupiers for market units that are created.*

260C Camden Road:

1. I object to this proposal as a Camden resident on the grounds that the internal reconfiguration to replace the existing units with smaller, more expensive additional flats is against the Council's responsibility to ensure adequate housing for residents and to protect its residents from homelessness. If the landlord can amend his plans to retain the size and affordability of the existing units, ensuring no tenants are displaced, I would not object to the extension work nor the creation of additional units within the extension.

*Officer response to point 1 above*

1. *The proposal must be assessed against local plan policies. There are no planning policies which restrict the refurbishment and extension of market housing. Planning policy has no control over the consequent increase in rent or retention of existing occupiers for the market units that are created.*

Flat 1A, Greenland Street:

1. The proposal would force out local residents to cram in more apartment for (the few) people who can afford them.

*Officer response to point 1 above*

1. *The proposal must be assessed against local plan policies. There are no planning policies which restrict the refurbishment and extension of market housing. Planning policy has no control over the consequent increase in rent or retention of existing occupiers for the market units that are created.*

Two objection from 140A Camden High Street:

1. So much new housing in London is of poor space and light standards and this redevelopment of a historic site brings the level down to the cheap modern builds of last decade. Specifically, the daylight and sunlight levels are brought down from an already low level, and more significantly the proposals don't offer a high enough number of dual aspect units. The residents use the small outside space on the north east, which forms part of the fire exit, as a beautiful garden with potted plants, and this raises the beneficial utility of having that space unoccupied for all units. This drastically lowers the living quality. I can say as a resident that the units and shared space is of excellent build quality and changing the internal structure as proposed would mean it is no longer a suitable accommodation for myself.
2. The proposal will have a detrimental impact on the character of this historic area. I am concerned that there will be an unsightly extension from the street level that ruins the break in building heights. Additionally it is not in keeping with the architectural style of the building and is a flagrant disregard of the conservation area's appraisal and management strategy guidance, which is a shame because there are so many options for making the exterior of the extension respectful to the architectural style.
3. Rebuilding these apartments to more expensive smaller apartments is ridiculous. Pushing out the people that have helped build this community for years so investors can make money. Looking at the building opposite it doesn't look like anyone lives there, the councils priorities should be the residents living and paying tax here not the companies wanting to benefit off them. If Camden council were able to maintain a level of decently sized rental accommodations at an affordable price then this would not be a serious issue, however due to housing scarcity and selfishness of new-build developers this is not the case so I urge anyone reviewing the proposals to consider the housing needs of their residents.

*Officer response to points 1-3 above*

1. *The Standard of Accommodation section of this report*
2. *See Design and Heritage Section of this report.*
3. *The proposal complies with local plan Policy H7 i.e. the Dwelling Size Priority Table. The proposal must be assessed against local plan policies. There are no planning policies which restrict the refurbishment and extension of market housing. Planning policy has no control over the consequent increase in rent or retention of existing occupiers for the market units that are created.*

Flat 3, 140a Camden High Street

1. I have lived in this property for over twenty years, my entire life in London, and would be rendered homeless if these plans are approved. Also affected in this flat would be two other residents of several years' standing, both of whom are professionals earning respectable salaries. All of us would be negatively affected by the passage of this planning application.



2. Although proper maintenance of the block has been studiously neglected by successive landlords over the years, the building as it stands is nonetheless a rare surviving original example of a large, well-proportioned Victorian-era building. The interior layout remains the same as when the building was constructed in 1889. This is most unusual for Camden High Street and planners should consider this aspect when assessing the current plans to change the interiors and significantly shrink the living quarters.
3. Additionally, by building up two storeys over the current roof of Flat 1, there absolutely will be a detrimental effect on natural light to surrounding residents, notably in addresses to the north on the east side of Camden High Street, and in Greenland Street.

*Officer response to points 1-3 above*

1. *The Standard of Accommodation section of this report*
2. *Internal alteration to this building is permitted development, the Council cannot seek to preserve the interior layout on conservation grounds.*
3. *See the Amenity section of this report*

An objection was received from an unknown address:

1. Objection to destruction of much of the internal layout.
2. Loss of light and air to a narrow street.
3. Loss of two and possibility three flats of family-sized accommodation in order to create seven smaller flats, one of which 'Flat 01', would appear to be squeezed-in, awkwardly constructed maisonette on two floors. The drawings have no measurements stated, however every unit appears to be of no-more-than minimum necessary size, none possessed a separate kitchen, there are merely kitchen counters, or corners in the only living spaces, but there is much emphasis on en-suite bathrooms. What is planned is not proper homes for families but just-about-sufficient evening accommodation for busy office workers. The prices/rents of the proposed flat lets would be out of the financial reach of most long-term Camden residents

*Officer response to points 1-3 above*

1. *Internal alteration to this building is permitted development, the Council cannot seek to preserve the interior layout on conservation grounds.*
2. *See the Amenity section of this report*
3. *See Standard of Accommodation section of this report and Housing section of this report. The plans have a scale bar.*

#### **Camden Town CAAC**

The Camden Town Conservation Area Advisory Committee (CAAC) state that *'we object to a specific aspect of this scheme as outlined below, whilst welcoming the resolution of the overall design proposal:*

1. In principle we consider that the infilling of the gap above the ground floor rear extension of 140-142, facing Greenland

Street, could be appropriate in view of the relatively tall buildings that already occupy this narrow side street within the commercial centre of Camden Town (in other sites, with less density of built form, such an addition would not be appropriate). This is however subject to any such proposal being of sufficiently high design quality for this important site.

2. The revised scheme is now considered acceptable to the Committee. The increased set-back of the second storey behind the existing brick parapet, with 300mm deep metal fins, will ensure that this design provides sufficient modelling to this new facade element. The use of Corten Steel will resonate well with the adjacent high quality red and brown brickwork, and will help to ameliorate the large expanse of glazing behind when seen obliquely from the High Street. The further set-back glazed top storey above this will have little impact on the street scene.
3. The Committee does not consider that the wholesale replacement of the original timber sash windows in the existing building is appropriate, however. These windows have fine sightlines with very minimal meeting rails and no horns. They are capable of being repaired, despite the lack of maintenance over the years owing to the high quality close grained wood from which they were constructed, with new timber scarfed in to replace any rotten stiles or bottom rails. The repair of existing period timber windows is more energy efficient than wholesale replacement when carried out in conjunction with the provision of high quality secondary glazing (a staff bead installation would not harm the aesthetic of the window from the interior and, if provided with acoustic glass, would substantially improve both thermal and acoustic performance). The loss of such period features on what is a relatively plain facade is unacceptable and we object to this element of the proposal.
4. The CAAC has every sympathy with objections received in relation to the replacement of generously sized accommodation that has housed long term tenants on lower rents, with flats that will inevitably be unaffordable to key workers and others on ordinary incomes. We are aware that there are no powers that the Council has over this aspect, other than to seek a contribution to the provision of social housing off-site, however we would ask that an informative is added to any consent to bring attention to the fact that the new units may not be short-term let out for more than 90 days in any one year.

Officer response to points 3 and 4:

1. Officers have requested that the original windows are retained and repaired as necessary, rather than removed and replaced with matching timber framed double glazed

	<p>units. The applicant was not willing to amend this part of the scheme and it is not considered harmful enough to warrant a refusal. The new double glazed units would be timber framed, have the same glazing bar pattern as the existing and improve the thermal efficiency of the building. It is noted that like for like replacement including the provision of double glazing can be done without the benefit of planning permission.</p> <p>2. An informative is added to inform the applicant of the 90 day limit for short term letting. The total uplift of residential floorspace would be below 100sqm therefore there is no requirement for an affordable housing payment.</p>
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## Site Description

140-142 Camden High Street is on a prominent corner of end of a terrace of 4-5 storey late Victorian/early Edwardian red brick buildings with commercial units on ground floors, and residential premises above. At the rear, along Greenland Street, the building drops down to two storeys. The overall appearance of this terrace is of a fairly regular grid of white painted mostly original timber sash windows, with many small differences in the rich brick detailing and fenestration pattern. The building line to the south set further back so that its side elevation is highly visible in views looking northwards along the High Street. This predominantly windowless facade features brick string courses, an expressed flue stack and highly modelled brick carved panels in several places. Across the road on Greenland Street the building typology is more varied in style, historic importance and height. The building is identified as making a positive contribution to the character and appearance of the Camden Town Conservation Area.

The application building is in mixed use, Lloyd's bank occupies the ground floor and basement level with the main entrance on Camden High Street. The upper floors accommodate 4 x self-contained flats, consisting of 3 x 2 bed and 1 x 3 bed flats, with a flat on each floor. The units are accessed via a central staircase from an entrance lobby at ground floor level off Greenland Street. The site is within the Camden town centre.

## Relevant History

**2018/4930/PRE** Erection of mansard extensions at second and fifth floor level and reconfiguration of existing residential units to provide 10x self-contained flats to mixed-use building (Option 1) Pre-application advice issued 08/01/2019

## Relevant policies

### National Planning Framework (2019)

### The London Plan (2016) as amended Intend to Publish London Plan 2019

### Camden Local Plan (2017)

- G1 Delivery and location of growth
- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H6 Housing choice and mix



- T1 Prioritising walking, cycling and public transport
- T2 Car free development
- TC2 Camden's centres and other shopping areas
- TC4 Town centre uses
- CC1 Climate Change Mitigation
- CC2 Adapting to climate change
- CC5 Waste
- DM1 Delivery and monitoring

### **Camden Planning Guidance**

- CPG Design (March 2019)
- CPG Amenity (March 2018)
- CPG Transport (March 2019)
- CPG Interim Housing (March 2019)
- CPG 2 Housing (March 2019)
- CPG Developer's Contributions (March 2019)

### **The Camden Town Conservation Area statement (March 2001)**

## **Assessment**

### **1. The proposal**

1.1. Planning permission is sought for:

- The erection of a two storey roof extension to the elevation fronting Greenland Street
- The erection of a first floor single storey rear extension

The existing upper floors accommodate 4 x self-contained flats, consisting of 3 x 2 bed and 1 x 3 bed flats, with a flat on each floor. The proposal would involve the associated internal reconfiguration of upper floors to provide three additional flats (Class C3). The total number of units on the site will increase to 7 comprising 1 x 1bed, 4x 2bed and 1x 3bed units. Three of the flats will benefit from balconies and a small rear courtyard.

1.2. The two storey extension would be of a contemporary design, the height responds to the brick corbelling detail on no.1 Greenland Street. The 1<sup>st</sup> floor the extension is set back 300mm behind the existing parapet. The extension would be predominantly glazed with slim line, aluminium frame glazed windows featuring 5 x protruding corten fins

1.3. The top floor extension would be set back 1.4m from the third floor extension. The rear extension over the roof of the first floor level would infill the area between the common hallway and outhouse structure below the external staircase. The rear extension would have a depth of 3m, width of 5.5m. The total uplift in residential floorspace would be 76sqm.

### **2. Revisions**

2.1. The following revisions to the proposal were received:

- The third storey has an increased set-back behind the existing brick parapet, now with 300mm deep metal fins. This will ensure the Corten and glass facade has sufficient depth to be strong in character. The revised set back storey prevents the extension becoming too present in the street scene and overwhelming the existing modest rear extension below it.
- The third floor glazed extension has been set back further to 1.4m to reduce its impact on the street scene.
- The proposed rationalisation of the first floor window to the Greenland Street façade has been removed. The existing window is retained and the gap between the existing raised

window and the other three remains as extant. The higher section of string course / brick cornice is also retained and accommodated. This preserves the historic form of the elevation.

### **3. Assessment**

3.1. The principal considerations material to the determination of this application are as follows:

- Land use
- Housing (the unit mix and accordance with the dwelling priority table)
- Design and Conservation
- Standard of accommodation for the new units
- The impacts caused upon the residential amenities of any neighbouring occupier
- Proposed standard of accommodation
- Transport (car-free development, cycle parking)
- Highways contribution
- Construction Management Plan
- Sustainability
- Community Infrastructure Levy (CIL)

### **4. Land Use**

4.1. Policy TC2 states the Council supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. Policy TC4 states that the Council's will ensure development does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

4.2. The proposed housing is suitable in this location as it will protect town centre function through not compromising the ground floor commercial level use. The proposal would maximise housing above a commercial units within town centres as encouraged by policy TC2.

### **5. Housing**

5.1. Housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such, the creation of new residential units is compliant with policy H1 (maximising housing supply). The total uplift in residential floorspace would be 78sqm, which is below the 100sqm threshold for a payment in lieu for affordable housing.

5.2. Policy H7 (Large and small homes) seeks to ensure a range of homes for different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, and seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priority Table. The table identifies 2 and 3 bedroom market housing units as being high priority and 1 and 4 bedroom units as lower priority. The proposal retains the 1 x 3-bed unit, provides 1 x additional 2 bed, to bring the total to 4 x 2 bed units. There would also be an additional 1 bed studio unit. The proposal would retain the existing large 1 x 3 bed unit of high priority and provide 1 x additional 2 bed units of high priority, therefore complying with Policy H7.

### **6. Design and Heritage**

6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

- 6.2. In principle the infilling of the gap above the ground floor rear extension of 140-142, facing Greenland Street, is appropriate in view of the relatively tall buildings that occupy this narrow side street. This is however subject to any such proposal being of sufficiently high design quality for this important site. The design will still allow the Greenland Street elevation to be read as subordinate to the principle Camden Town elevation by virtue of the lower height and setbacks. The contemporary approach distinguishes the extension as a new element from the existing building. The material palette will enable the original rear return of the building (i.e. GF + 1<sup>st</sup> F) to be read as distinct and therefore the historical development to be appreciated. The revised scheme with an increased set-back of the second storey behind the existing brick parapet, with 300mm deep metal fins, will ensure that this design provides sufficient modelling to this new facade element. The use of Corten Steel will resonate well with the adjacent high quality red and brown brickwork, and will help to ameliorate the large expanse of glazing behind, when seen obliquely from the High Street. At the rear of the extension, both new floors will be clad in Corten panels with slim line aluminium windows.
- 6.3. The further set-back glazed top storey provides a visual interpretation of the gap and will have little impact on the street scene. This third floor storey is will be fully glazed, using reflective glass and a slim line parapet to appear as lightweight as possible. The proposal would remove disused pipework on the Greenland Street elevation, which will tidy up the elevation and enhance the appearance of the building.
- 6.4. The first floor rear extension would be relatively modest in depth and height and be of brickwork to match the existing. This extension is subservient to the host building and not visible from the public realm. The Councils Conservation Officer raises no objection to the extension following review of the revised proposal which retains the Greenland Street.
- 6.5. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **7. Standard of Accommodation**

- 7.1. The first, second, third and fourth floors will be reconfigured within the constraints of the existing building. Each of the 7 units would meet the minimum space standards as per the Government's Nationally Described Space Standards. The units would have a flexible open plan layout and be dual aspect. The majority of the units would have living accommodation facing onto Camden High Street, with bedrooms positioned towards to the rear to be away from the noisy high street. The bedrooms include built in storage and are rectangular in form for optimal utility.
- 7.2. All the units are accessed from the first floor corridor and directly off of the central staircase in the main building. Flat 3 would be single aspect, although would benefit from a private amenity space on the 1<sup>st</sup> floor flat roof and on balance is considered to have an acceptable standard of accommodation. Flat 1 and 6 will benefit from 5sqm rear balconies, with privacy screens to one side. The units would have an acceptable standard of outlook and receive natural light.

## **8. Residential Amenity**

- 8.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 8.2. A daylight and sunlight study has been conducted to assess the impacts of the extensions on 144 Camden High Street. The Vertical Sky Component (VSC) is calculated at the centre point of

each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% (no greater than 0.8 times its former value) of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for urban areas, with 20% still considered acceptable in certain circumstances. CPG Amenity paragraph 3.22 states that the 'intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy.'

- 8.3. Of the 11 windows at 144 Camden High street which were assessed for VSC, all but two will continue to meet target values set out in the BRE guidance (27% or above), or they experience a ratio reduction of no more than 0.8 times their former value. The two windows that would not meet BRE guidance are both on the 1<sup>st</sup> floor on the southern elevation. They would experience moderate reductions of 0.65% and 0.62% which for the most part is a result of their low existing VSC values of 9.55 and 9.46 which means that any reduction would be a greater ratio of its former self. It would seem that the same room is served by the two windows plus rooflights and so the daylight in the room is expected to remain acceptable. It is worth noting that the location of these windows is unneighbourly as they are located on the boundary with the application site and therefore rely on obtaining light from across the boundary.
- 8.4. To the rear of the majority of the windows will be fixed with obscure glazing to prevent overlooking, with a condition attached for compliance. There would be 1800mm high timber slatted screens to one side of each of the rear balconies to prevent overlooking towards other flats in the building. It considered that the modestly sized (5sqm) balconies would not give rise to harmful overlooking to the low level first floor residential windows of 144 Camden High Street. The balconies by virtue of their orientation and distance to the windows of no.144 would not give rise invasive overlooking of habitable spaces. The extension would not give rise to overlooking concerns to windows on Greenland Street as the existing separation distances between windows on each side of the street would be maintained.

## **9. Transport**

- 9.1. The 7 units would be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on-street parking permits. This is an improvement given the existing units have access to on-street parking permits.
- 9.2. Cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the new (intend to publish) London Plan. The development should provide 12 long-stay and 2 short-stay policy compliant cycle spaces. Long-stay cycle parking should be accessible, secure, and covered. Due to different security requirements, we expect long-stay cycle parking to be separated from short-stay cycle facilities. Short-stay cycle parking should be within the curtilage of the development.
- 9.3. The proposal utilises the 1<sup>st</sup> floor roof space for 4 x semi-vertical stands and 1 x Sheffield stand. These cycle parking spaces are not directly accessible (step-free), although they are secure at the 1<sup>st</sup> floor owing to private access. This is considered acceptable as the site does not benefit from a forecourt. The remainder of the 7 x cycle parking spaces is secured through a financial contribution for cycle parking on the public highway. A Sheffield stand would cost £250 and can accommodate 2 bicycles. A financial contribution for 1 Sheffield stand would be secured by a section 106 agreement. The remaining 6 long-stay cycle spaces will be provided off-site through one bike hangar. The cost of a bike hangar is £3,200, which provides 6 cycle spaces. There is a requirement for £36/year for 3 years per cycle space. This amounts to 1 x bike hangar of 6 spaces, 6 spaces x £36 over 3 years = £648. The total is £3,200 + £648 = £3,848. In addition,

due to the loss of vehicle parking spaces, we would seek to secure a Traffic Management Order (TMO) and the associated costs of £2,958.7.

## **10. Highways contribution**

10.1. The footway directly adjacent to the site is likely to sustain damage because of the proposed construction works. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. A highways contribution is secured as a section 106 planning obligation, this would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development. A cost estimate for the highway works has been requested from Council's Transport Design Team.

## **11. Construction Management Plan (CMP)**

11.1. Due to the sensitive location of the site in a busy town centre location, a CMP would need to be secured to minimize the impact on the highway infrastructure and that of neighbouring amenity, specifically in terms of the impact of highway and pedestrian safety, noise and dust. A CMP implementation support contribution of £3,136 and a Construction Impact Bond of £7,500 are secured as section 106 planning obligations in accordance with Policy A1. The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site.

## **12. Sustainability**

12.1. The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The council will expect all developments to optimise resource efficiency.

12.2. A condition is imposed to require efficient water demands for each unit once the building is in use (110 litres per person per day). The proposal involves replacing single glazed windows with double glazed units which will improve the thermal performance of the building. There is no plant equipment proposed as part of this application. Overall the conversion and extension of this building is considered acceptable in sustainability terms.

## **13. Community Infrastructure Levy**

13.1. The proposal will be liable for the Mayoral CIL and the Camden CIL as a new residential unit is being created. This would be collected by Camden after the scheme is implemented and could be subject to surcharges.

## **14. Summary of Section 106 Planning Obligations**

14.1. The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Car-free development
- Financial contribution for 1 Sheffield stand of £255 and 1 x 6 person bike hangar of £3,848.
- Construction Management Plan and associated Implementation Support Contribution of £3,136



- Construction Impact Bond of £7,500
- Traffic Management Order (TMO) and the associated costs of £2,958.7
- Highways contribution to repair potential damage to the highway

## **15. Recommendation**

Grant Planning Permission subject to S106 Agreement

***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 July 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/1105/P  
Contact:  
Tel: 020 7974  
Date: 1 July 2020

Tasou Associates Limited  
4 Amwell Street  
London  
EC1R 1UQ



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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

**DRAFT**  
**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:  
**140-142 Camden High Street**  
**London**  
**NW1 0NG**

Proposal:  
Erection of two storey roof extension to the elevation fronting Greenland Street and erection of first floor single storey rear extension; including associated internal reconfiguration to create three additional flats (Class C3).

Drawing Nos: 1745\_PA.06\_A, 1745\_PA.05\_A, 1745\_PA.04\_A, 1745\_PA.03\_A,  
1745\_PA.02\_A, 1745\_PA.09, EX.00, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07,  
EX.08.

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 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 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 [1745\_PA.06\_A, 1745\_PA.05\_A, 1745\_PA.04\_A, 1745\_PA.03\_A, 1745\_PA.02\_A, 1745\_PA.09, EX.00, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08]

Reason:

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

- 4 The use of the second floor balcony (Flat 1) and third floor balcony (Flat 6) shall not commence until the timber flatted screens, as shown on the approved drawings, has been installed. 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.

- 5 The rear 2nd and 3rd floor windows serving Flat 1 and Flat 6 shall be obscure glazed and fixed shut to an internal height of 1.7m and shall be permanently retained and maintained 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.

- 6 The development 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.

**Commented [SK1]:** To add:  
Full details of cycle parking

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 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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.

- 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 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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