

Application ref: 2019/6323/P
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Date: 15 July 2020

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Regeneration and Planning
London Borough of Camden
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Simply Planning
Simply Planning
Suite 204, Cheltenham House
Temple Street
Birmingham
N2 5BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Land adj to 1 St Johns Wood Park
London
NW8 6QS**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2018/4763/P dated 25/11/2019 for: "Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9no. units (3 x 4 bed duplexes, 3 x 3 bed flats, 3 x 2 bed flats) (Use Class C3), with associated amenity space, cycle store, plant, and waste storage"; namely to extend the rear wall at ground to fourth floor levels; relocate waste and cycle stores; make alterations to side access; reduce internal ceiling heights (and overall height of the building); replace roof level railings with 'mansafe system'; and extend side basement wall.

Drawing Nos: Superseded: (MLUK 673): A P XX 0100 R01; A P XX 0310; A P XX 0120 R01; A P XX 0320 R02; A P XX 1199; A P XX 1200 R02; A P XX 1201 R02; A P XX 1202 R01; A P XX 1203 R01; A P XX 1204 R01; A P XX 1205 R01; A P XX 1206 R01; A P XX 2200 R02; A P XX 2201 R02; A P XX 3200 R03; A P XX 3201 R03; A P XX 4110 R02; A P XX 4120 R02; A P XX 4129 R01; A P XX 4130 R02; A P XX 4131 R02; A P XX 4132 R01; A P XX 4135 R01; A P XX 4136 R01 & Planning Addendum - Cycle Revision (unnumbered).

Amended: 1900-SK-01_Rev.P4, 1900-SK-02_Rev.P5, 1900-SK-03_Rev.P2, 1900-SK-04_Rev.P2, 1900-SK-05_Rev.P2, 1900-SK-06_Rev.P2, 1900-SK-07_Rev.P2, 1900-SK-08_Rev.P2, 1900-SK-09_Rev.P, 1900-SK-10_Rev.P, 1900-SK-11_Rev.P1, 1900-

SK-12_Rev.P1, 1900-SK-121_Rev.P2, 1900-SK-13_Rev.P1, 1900-SK-14_Rev.P1, Asgard Bike Store Details & Sheffield Cycle Stand Specification by Broxap.

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 the original permission ref: 2018/4763/P dated 25/11/2019.

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: (MLUK 673): A P XX 0110; A P XX 3800 R02; A P XX 3801 R01; A P XX 3802; A P XX 3803 R02; A P XX 4000 R02; A P XX 4001; A P XX 5000 R01; A P XX 5001 R01; A P XX 5002; A P XX 5003 R01; A P XX 5004 R01; A P XX 5005 R01; A P XX 5006 R01; A P XX 5007 R01; A P XX 5010 R01. Noise Assessment Statement of Conformity Ref: P18-492-L01 by Hepworth Acoustics dated 22/01/2019; Daylight and Sunlight Statement of Conformity Ref:13025 by GIA dated 21/01/2019; Townscape Assessment Addendum V2 received 24/01/2019; Planning Addendum (unnumbered) dated January 2019; Basement Impact Assessment Version 1.0 by Ridge dated 11/01/2019; Basic/Screening Air Quality Assessment Ref: WIE15480-100-R-1-2-1 by Waterman Infrastructure & Environmental Ltd dated January 2019; Design and Access Statement Ref: MLUK-673-23-01 dated October 2018; Noise Assessment Ref:P18- 492-R01 by Hepworth Acoustics dated October 2018; Financial Viability Assessment by Grimshaw Consulting Ltd dated October 2018; Affordable Housing Statement by Grimshaw Consulting Ltd dated 10/10/2018; Planning Statement (unnumbered) received 15/10/2018; Daylight and Sunlight Overshadowing Assessment Ref:13025 by GIA dated 28/09/2018; Energy and Sustainability Statement Rev.A by Ridge dated 01/10/2018; Daylight and Sunlight Report Ref:13025 by GIA dated 01/10/2018; Transport Statement by Ridge dated 01/10/2018; Townscape Assessment dated October 2018. 1900-SK-01_Rev.P4, 1900-SK-02_Rev.P5, 1900-SK-03_Rev.P2, 1900-SK-04_Rev.P2, 1900-SK-05_Rev.P2, 1900-SK-06_Rev.P2, 1900-SK-07_Rev.P2, 1900-SK-08_Rev.P2, 1900-SK-09_Rev.P, 1900-SK-10_Rev.P, 1900-SK-11_Rev.P1, 1900-SK-12_Rev.P1, 1900-SK-121_Rev.P2, 1900-SK-13_Rev.P1, 1900-SK-14_Rev.P1, Asgard Bike Store Details & Sheffield Cycle Stand Specification by Broxap.

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

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

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings.

c) Samples and manufacturer's details of all new facing materials.

d) A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork and include a sample of the curved special bricks.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policy D1.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1.

- 5 No flat roofs within the development shall be used as terraces unless marked as such on the approved plans, without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

- 6 The development hereby approved shall be completed in compliance with the details of the suitably qualified chartered engineer confirmed under application ref: 2020/0041/P dated 29/01/2020. The engineer shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The basement shall be constructed in accordance with the details,

recommendations, methodologies and mitigation measures in the Basement Impact Assessment Version 1.0 by Ridge dated 11/01/2019, and its supporting documents hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Camden Local Plan policy CC3.

- 9 Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

- 10 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 11 Internal noise levels in habitable rooms shall comply with BS8233:2014 guidance criteria for indoor ambient noise levels in residential dwellings when they are unoccupied and Table B, Appendix 3: Noise Thresholds of the Local Plan.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental noises sources in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to the installation of any items of fixed plant associated with the operation of the development, a noise report shall be submitted to and approved in writing by the local planning authority.

The noise report shall demonstrate that cumulative sound levels from external building services and fixed plant are 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest sensitive receptor at any time. The report should reference the proposed noise limits included in the planning application noise report, Table 11: Plant Noise Limits at the Nearest Noise Sensitive Premises.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 13 Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants of that plot.

The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

- 14 Prior to above ground works, the refuse and recycling storage areas shall be completed and made available for occupants of that plot.

The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

- 15 No above ground grounds shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed tree planting, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5 (if including basement or lightwell) D1 of the London Borough of Camden Local Plan 2017.

- 16 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased,

shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, & D1 of the London Borough of Camden Local Plan 2017.

- 17 Prior to the commencement of above ground works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

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

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

- 18 The first floor northerly unit (3b, 4p) indicated as such on the plan numbers hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (2): evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application seeks to vary condition 2 (approved plans) of planning permission ref. 2018/4763/P dated 25/11/2019.

It is proposed to extend the rear wall at ground to fourth floor levels; this would serve to shift the rear wall of bedroom 2 at ground floor outwards by 192mm. This would be a minor increase on the previously approved scheme and would not result in harm to the character and appearance of the scheme.

The bin store would be shifted to the side access; this would continue to be of an appropriate scale to facilitate the development, it would be an acceptable distance from the highway and would be sufficiently sheltered and secure. The side access would be widened to accommodate bin movements. On this basis, the amended bin store is considered to be acceptable.

The cycle store would be shifted to the basement level; this would continue to be secure and would be accessible via the lift. This would meet the relevant standards, and Transport Officers have confirmed acceptability of the amendments.

It is proposed to shift the side access door across from the previously approved position; it would continue to be located on the side of the building within the covered walkway area. It would not result in harm to the previously approved design of the building and is considered to be acceptable.

A reduction in the overall height of the building of 1.05m is proposed as a result of reduced floor build ups, and standardised floor to floor levels. Internal room heights have not been reduced bar the fifth floor (where it would be reduced to 3.15m in height). This would maintain an acceptable standard of accommodation and would not result in harm to the overall character and appearance of the building.

The roof level railing would be replaced with a retractable 'mansafe system'; this would have a discreet design and would not impact on the overall character or appearance of the scheme.

The minor extension to the basement (beneath the side access) would not be visible from the exterior of the property. The proposal would continue to be completed in complete compliance with the previously approved Basement Impact Assessment and conditions attached to the original consent. On this basis, the proposed basement is considered to be acceptable.

The proposed alterations would make marginal alterations to the overall scale of the building and would not introduce any new fenestration or additional levels of overlooking. As such, the proposal is considered not to impact on the residential amenities of nearby occupiers above that of the original consent.

No comments have been received following public consultation on this scheme. The planning history of the application site was considered prior to this determination.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.


- 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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.
- 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 advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 7 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.

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 a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment