

Application ref: 2019/5474/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 21 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Neil Hawes & Associates Ltd
1st Floor North Wing
Salisbury House
81 High Street
Potters Bar
EN6 5AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1 - 3 - 5 Agar Grove
London
NW1 9SL**

Proposal:

Conversion of 3 maisonettes to 6 flats (3 x 3-bed and 3 x 1-bed flat) including erection of single storey rear extension to each property.

Drawing Nos: EX100; EX101; EX102; EX103; EX104; EX201; EX202; EX203; EX301; PL00; PL01; PL100; PL101; PL102; PL201; PL202; PL301; Design and Access

Statement prepared by Neil Hawes & Associates; Air Quality Assessment prepared by Aval dated 03/10/2019; Energy and Sustainability Assessment prepared by Aval dated 11/10/2019; 18/108/2 submitted 04/02/2020; Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by Simon Pryce Arboriculture dated 29 January 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

EX100; EX101; EX102; EX103; EX104; EX201; EX202; EX203; EX301; PL00; PL01; PL100; PL101; PL102; PL201; PL202; PL301; Design and Access Statement prepared by Neil Hawes & Associates; Air Quality Assessment prepared by Aval dated 03/10/2019; Energy and Sustainability Assessment prepared by Aval dated 11/10/2019; 18/108/2 submitted 04/02/2020; Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by Simon Pryce Arboriculture dated 29 January 2019

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

- 4 Before the development is occupied, details of secure and covered cycle storage area for 3 cycles for each property (9 cycles in total) 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 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by Simon Pryce Arboriculture dated 29 January 2019 and tree protection plan ref:18/108/2 dated 21 March 2019 hereby approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Following completion of the development and prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with the tree planting plan (18/108/2 submitted 04/02/2020) hereby 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 D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development , 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, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 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.

Informative(s):

- 1 Reason for granting permission

The single storey extension would be 3m high, project 3m into the garden and would be full width on each of the 3 properties. The size of the extension would be proportionate to the host properties and would allow for the retention of a reasonably size garden. The extension would have a green roof which would be positive for biodiversity and sustainable drainage. Details of the green roof would be secured by condition. The windows and doors would match the position of the windows on the upper storeys. The detailed design of the extension would match the host property with white render at the lower level

and stock brick above. Details of the brickwork would be secured by condition.

Three bedroom homes are a high priority and one bedroom homes are a lower priority. The development would provide a mix of large and small homes in accordance with Policy H7. The size of the 3 bed 4 person and 1 bed 1 person dwellings would exceed the London Plan minimum floorspace requirement. The dwellings would provide a good standard of accommodation with all the flats being dual aspect. The 3-bed flats would have access to a private garden at the rear.

The extension would not harm neighbouring amenity in terms of harmful overlooking or loss of daylight or sunlight.

Two cycle spaces would be required for each 3-bed flat and one cycle space for the 1-bed flat. Details of the cycle stores would be secured by condition. The proposed flats would be secured car free by legal agreement.

The development would follow the energy hierarchy and would incorporate passive design measures and energy efficient equipment. Measures would also be incorporated to reduce water use and protect and improve biodiversity.

Four trees are proposed for removal in order to implement development. All four trees are of low visibility from the public realm and are not considered to significantly contribute to the character of this part of the conservation area. T25 is technically visible from Agar Grove and Stratford Villas but to a very low degree. Furthermore, T25 is considered a poor choice of species for its location. The replacement trees are considered acceptable and would enhance the biodiversity of the site. These would be secured by condition.

The tree protection plan is considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites will be adequately protected. This would be secured by condition.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H6, H7, D1, D2, CC1, CC2, CC3, CC4, T1, T2, A3 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS

(tel: 020-7974 6941).

- 3 This 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.
- 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 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment