

Application ref: 2020/3294/P
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Date: 17 December 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

Beamish Planning Consultancy
Rosemary Cottage
Back Lane
Searby
DN38 6BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**4A Delancey Passage
London
NW1 7NN**

Proposal:

Erection of a single storey rear extension at first floor level, conversion of existing 3 bed maisonette on upper floors into one 1 bed flat and one 2 bed maisonette, and creation of new roof terrace at rear enclosed by balustrading plus installation of external cycle store
Drawing Nos: 109 Rev. 00, 001 Rev. 00, 002 Rev. 00, 003 Rev. 00, 004 Rev. 00, 005 Rev. 00, 006 Rev. 00, 007 Rev. 00, 008 Rev. 00, 102 Rev. 00, 103 Rev. 00, 104 Rev. 00, 105 Rev. 00, 106 Rev. 00, 107 Rev. 00, 108 Rev. 00, 109 Rev. 00; Amazon cycle locker specification by Bike Storage company.

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 policies 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- 001 Rev. 00, 002 Rev. 00, 003 Rev. 00, 004 Rev. 00, 005 Rev. 00, 006 Rev. 00, 007 Rev. 00, 008 Rev. 00, 102 Rev. 00, 103 Rev. 00, 104 Rev. 00, 105 Rev. 00, 106 Rev. 00, 107 Rev. 00, 108 Rev. 00, 109 Rev. 00; Amazon cycle locker specification by Bike Storage company

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110 litres/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 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The cycle storage facility hereby approved shall 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would comprise brick walls, matching the existing rear terrace façade, and a dark grey single-ply membrane flat roof. The proposed rear extension would be subordinate in scale to the host building and would terminate a storey below eaves level as required by CPG design guidance. The rear of this terrace of buildings is of varied character and it is considered that the extension would not be out of keeping with this character. It would therefore not cause harm to the character and appearance of the building or wider Camden Town Conservation Area. The extension would not be visible from the public realm.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal would not result in the loss of a dwelling identified as high priority in the local plan. The existing 3 bedroom unit would be replaced with a 2 bedroom unit which has equal priority under policy H7. Taking into account the single storey first floor rear extension which forms part of these proposals, the resulting 1 bedroom 2 person flat and 2 bedroom 3 person maisonette would comply with the Nationally Described Space Standards, both in terms of the GIA of each flat and the dimensions of all of the bedrooms within the flats. The access to light and outlook for the new units would be acceptable.

Amenity space would be created for the 1 bedroom flat by means of a new roof terrace on the existing rear wing; this is welcomed and considered acceptable in terms of design and amenity impact.

As the first floor windows at the rear of adjoining properties at nos. 105 and 109 Camden High Street do not serve either habitable rooms or residential accommodation, and as the windows of Delancey Passage at the rear are frosted, there would be no unacceptable overlooking resulting from these proposals. The proposal would not cause an undue loss of light or outlook to these adjoining properties.

Policy T2 requires all new developments are required to be car-free, where dwellings are created as part of an amalgamation, subdivision or an extension of an existing development. Therefore both new units are secured as car-free via a S106 agreement. There would be secure and covered cycle storage provided in the rear passage for up to four bicycles which is acceptable in accordance with policy T1.

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

As such, the proposed development is in general accordance with policies A1, D1, D2, H1, H7, T1, T2 and CC3 of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 (as amended) 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 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 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 further planning permission will be required for any relocation of the existing air-conditioning units and other equipment on the roof necessitated by the creation of the roof terrace hereby approved.

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



Daniel Pope
Chief Planning Officer