

Application ref: 2020/0751/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 4 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

Four Architects
113 Portland Street
Manchester
M1 6DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**7 - 9 Back Hill & 144a Clerkenwell Road
London
EC1R 5EN**

Proposal:

Demolition of existing roof extension and erection of new part two storey roof extension, alterations to Back Hill entrance and associated works.

Drawing Nos:

Existing: 02-DR-001, WBY-FA-V1--01-DR-A-2000 rev P1, WBY-FA-V1-00-DR-A-2001 rev P1, WBY-FA-V1-01-DR-A-2002 rev P1, WBY-FA-V1-02-DR-A-2003 rev P1, WBY-FA-V1-02-DR-A-2004 rev P1, WBY-FA-V1-R1-DR-A-2005 rev P1, WBY-FA-V1-ZZ-DR-A-2010 rev P1, WBY-FA-V1-ZZ-DR-A-2011 rev P1, WBY-FA-V1-ZZ-DR-A-2012 rev P1, WBY-FA-V1-XX-DR-A-2013 rev P1, WBY-FA-V1-XX-DR-A-2014 rev P1, WBY-FA-V1-XX-DR-A-2015 rev P1

Proposed: WBY-FA-V1--01-DR-A-2020 rev P1, WBY-FA-V1-00-DR-A-2021 rev P2, WBY-FA-V1-01-DR-A-2022 rev P2, WBY-FA-V1-02-DR-A-2023 rev P1, WBY-FA-V1-03-DR-A-2024 rev P3, WBY-FA-V1-04-DR-A-2025 rev P2, WBY-FA-DR-2026 rev P2, WBY-FA-V1-ZZ-DR-A-2100 rev P4, WBY-FA-V1-ZZ-DR-A-2101 rev P5, WBY-FA-V1-ZZ-DR-A-2102 rev P4, WBY-FA-V1-ZZ-DR-A-2301 rev P1, WBY-FA-V1-ZZ-DR-A-2302 rev P2, WBY-FA-V1-ZZ-DR-A-2303 rev P2, WBY-FA-DR-2401 rev P2

Documents: Daylight, Sunlight & Overshadowing Report dated 08 November 2019 and addendum dated 24 March 2020, Design Document received 05/03/2020.

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:

Existing: 02-DR-001, WBY-FA-V1--01-DR-A-2000 rev P1, WBY-FA-V1-00-DR-A-2001 rev P1, WBY-FA-V1-01-DR-A-2002 rev P1, WBY-FA-V1-02-DR-A-2003 rev P1, WBY-FA-V1-02-DR-A-2004 rev P1, WBY-FA-V1-R1-DR-A-2005 rev P1, WBY-FA-V1-ZZ-DR-A-2010 rev P1, WBY-FA-V1-ZZ-DR-A-2011 rev P1, WBY-FA-V1-ZZ-DR-A-2012 rev P1, WBY-FA-V1-XX-DR-A-2013 rev P1, WBY-FA-V1-XX-DR-A-2014 rev P1, WBY-FA-V1-XX-DR-A-2015 rev P1

Proposed: WBY-FA-V1--01-DR-A-2020 rev P1, WBY-FA-V1-00-DR-A-2021 rev P2, WBY-FA-V1-01-DR-A-2022 rev P2, WBY-FA-V1-02-DR-A-2023 rev P1, WBY-FA-V1-03-DR-A-2024 rev P3, WBY-FA-V1-04-DR-A-2025 rev P2, WBY-FA-DR-2026 rev P2, WBY-FA-V1-ZZ-DR-A-2100 rev P4, WBY-FA-V1-ZZ-DR-A-2101 rev P5, WBY-FA-V1-ZZ-DR-A-2102 rev P4, WBY-FA-V1-ZZ-DR-A-2301 rev P1, WBY-FA-V1-ZZ-DR-A-2302 rev P2, WBY-FA-V1-ZZ-DR-A-2303 rev P2, WBY-FA-DR-2401 rev P2

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

- 4 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 new windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) 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.

- 5 Secure and covered cycle storage for 4 cycles shall be provided in its entirety in accordance with approved drawing WBY-FA-V1-00-DR-A-2021 rev P2 prior to the first occupation of the development, 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.

- 6 Prior to commencement of the relevant part of the 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, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 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 [demolition and/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 [demolition and/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.

- 8 The roof terrace hereby permitted shall not be occupied outside the following times 09:00 to 17:00 on Monday, Tuesday, Wednesday & Friday and 09:00 to 21:00 on Thursday. The terrace shall not be occupied at all on Saturday, Sunday and Bank Holidays.

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

- 9 The windows to the north elevation of the third floor extension hereby approved shall be non-openable and fitted with obscure glazing prior to occupation of the development, and permanently retained as such.

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.

- 10 The walkway to the north side of the building at third floor level shall be accessed for maintenance purposes only, and shall not be used as a terrace / external amenity area at any time.

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

- 11 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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.

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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to

allow for public liaison, revisions of CMPs and approval 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:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer