

Application ref: 2020/2730/P  
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Date: 15 January 2021

**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)  
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Bancil Partnership Ltd  
27-29  
2nd Floor  
The Broadway  
Southall  
UB1 1JY  
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:  
**62-64 Queen's Crescent**  
**London**  
**NW5 4EE**

**Proposal:**

Erection of mansard roof extension and part single part two storey rear extension at first floor level with terraces in association with the creation of 4 new residential units (Class C3).

Drawing Nos: Location Plan, PL/VP/2914-01, PL/VP/2914-02, PL/VP/2914-03, PL/VP/2914-04, PL/VP/2914-05, PL/VP/2914-07, PL/VP/2914-07, PL/VP/2914-08, PL/VP/2914-09, PL/VP/2914-10-A, PL/VP/2914-11-A

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 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: Location Plan, PL/VP/2914-01, PL/VP/2914-02, PL/VP/2914-03, PL/VP/2914-04, PL/VP/2914-05, PL/VP/2914-07, PL/VP/2914-07, PL/VP/2914-08, PL/VP/2914-09, PL/VP/2914-10-A, PL/VP/2914-11-A

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 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 Reasons for granting permission

There are a number of existing roof additions on this terrace and further development of a similar form is not considered to cause harm to the character of the building or wider area. It is also noted that a mansard roof extension was granted at no. 66, ref. 2016/3344/P dated 17/02/2016. The proposed mansard roof extension would be architecturally sympathetic to the age and character of the parent building. The height of the flat topped mansard would be the same height as the adjacent mansard at No. 60 Queens Crescent, with an internal floor to ceiling height of 2.4m. The dormer windows for the proposed mansard would respect the size, style and positioning of the existing windows on lower floors. The materials would be traditional timber and tile to match the character of the building.

CPG Altering and extending your home (2019) states that extensions should be secondary the building being extended, in terms of location, form, scale, proportions, dimensions, and detailing. The guidance states that a single storey ground floor extension is generally preferable to those proposed at higher levels, with extensions generally being required to terminate at least a full storey below eaves.

Whilst the Council generally would not be supportive of development that does not comply with these criteria, it is considered that there is scope for an extension that does not terminate a full levels below eaves in this instance. This is due to the presence of neighbouring three storey extensions, including at no. 60 and the recently approved planning permission for a first floor rear

extension at no. 66 which terminated half a storey below eaves level (ref. 2016/3344/P). The depth of 4.8m from the rear elevation is considered acceptable in principle, given that the extension would match the neighbouring first floor closet wing extension at no. 66. The proposal extension would be full width a first floor, but have a smaller footprint at second floor to mitigate reduce the appearance of mass. Extensions should respect and preserve the historic pattern and established townscape of the surrounding area. The second floor element is wider than the other second floor rear extensions on this terrace although still provides the appearance of a rear closet wing. The proposed extension would be commensurate with the existing pattern of neighbouring rear development, and the existing rhythm of extensions would not be disrupted.

There is an existing four bedroom unit arranged over first and second floor with an internal floor area of 185sqm. The proposed development includes the creation of four new residential flats. The proposal would provide 1 x 2 bed and 1 x 3 bed units which are identified as a high priority across the borough. It is noted that the 2 x 1 bed units are still in demand across the borough. Overall the proposal would provide a suitable mix of unit sized in accordance with policy H7.

The proposal involves the formation of 2 x 1 bed units, 1 x 2 bed and a 1 x 3 bed flats. The 1 bed units, flat A at first floor D at second floor would have an internal floor area (GIA) over 50 m<sup>2</sup> as required by the Government's Nationally Described Internal Space Standards. The 2 bed unit at first floor (flat B) would have an internal floor area of 63 m<sup>2</sup> which is over the 61m<sup>2</sup> requirement. The three unit (Flat C) would have an internal floor area of 88 m<sup>2</sup> which would meet the minimum requirement of 86 m<sup>2</sup>. The ceiling height for the new units would be over 2.5m. There would be a roof terrace of which is considered acceptable given the constraints of the site.

Flat D and C would be dual aspect, with the 1 bed units being single aspect. Whilst the Council generally would not be supportive of single aspect units, the habitable rooms would still be served by a minimum of 2 windows each, with acceptable outlook. Overall, the proposal would provide an acceptable standard of accommodation.

- 2 The proposal involves the creation of a roof terrace above the existing first floor extension, directly adjacent to the existing neighbouring terrace at no. 60. However, it appears that this roof is already in use as an outdoor amenity space, as such, the arrangement would not be altered from the existing, and the development would not result in additional overlooking from the proposed terrace. The proposal would not significantly increase massing on the boundary with no.60, therefore it is not considered that there would an amenity impact to the occupiers of this property in terms of loss of light or added sense of enclosure. The increase in height of 6.2m on the boundary of no.66 would not cause a loss of light to this property's rear facing window at second floor. It is noted that the existing second floor plans for ref. 2016/3344/P shows that this window serves a stairwell.

The Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to

residential floorspace of 100sqm GIA or more (Policy H4). Payments-in-lieu are derived by calculating the affordable housing floorspace required, and converting this to a payment using a 'cost' per sqm. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. The proposals involve the creation of 141sqm (GIA) residential floorspace, so the sliding scale in this instance would require a provision equal to 2% of the total C3 floorspace (expressed in GEA). The current adopted multiplier for calculating a payment-in-lieu within market residential schemes is £2,650 per sqm (based on GEA). This provides an overall requirement of £9,341 based on the creation of 141sqm GEA of residential floorspace (using a GIA to GEA conversion of 1.25). This financial contribution would be secured via a S106 legal agreement.

Policy T1 requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan. The London Plan requires 1 space per studio and 1 bedroom unit, and 2 spaces per all other dwellings. The proposal is therefore required to provide 6 cycle parking spaces that are covered, secure and fully enclosed to meet the requirements of policy T1. The proposal makes provision for 4 bicycle spaces and refuse storage at ground floor. There is therefore a shortfall of 2 cycle spaces, whilst this is not ideal it is considered acceptable given the constraints of the site, with no access to outdoor space.

Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.

The car-free policy applies across the whole borough, regardless of public transport accessibility level (PTAL) ratings. All new developments are required to be car-free, including where dwellings are created as part of an extension and amalgamation. Therefore the new units are secured as car free via a S106 agreement.

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.

As such, the proposed development is in general accordance with policies A1, H1, H2, H4, CC1, CC2, CC3, CC5, H6, H7, T1, T2 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 3 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).

- 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](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.
- 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 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer