

Application ref: 2020/2976/P
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Date: 3 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Savills
Fourth Floor
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

99 - 101 Parkway
London
NW1 7PP

Proposal:

Replacement and enlargement of existing mansard which includes rear terrace and erection of second floor rear extension with rear terrace to facilitate reconfiguration of existing flats to 1x 3 bed and 1x 2 bed flats (Class C3), associated alterations including rear rooflight

Drawing Nos: 15100-B, 15101-B, 15102-B, 15103-B, 15104-B, 15101-B, 15302-B, 15301-B, 15304-B, 15201-B, 15202-A, 15303-A, 1-10100-A, 1-10101-A, 1-10102-A, 1-10103-A, 1-10104-A, 1-10201-A, 1-10202-A, 1-10301-A, 1-10302-A, 1-10303-A,
Daylight and Sunlight Report dated 20/06/2020

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 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 15100-B, 15101-B, 15102-B, 15103-B, 15104-B, 15101-B, 15302-B, 15301-B, 15304-B, 15201-B, 15202-A, 15303-A, 1-10100-A, 1-10101-A, 1-10102-A, 1-10103-A, 1-10104-A, 1-10201-A, 1-10202-A, 1-10301-A, 1-10302-A, 1-10303-A, Daylight and Sunlight Report dated 20/06/2020

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.

From the front, the enlarged mansard would infill the gap between no.97 and no.103 and therefore not un-balance this section of the terrace. This gap of unbroken rooflines between no.97 and the taller neighbour of no.103-105 is not considered to hold significant merit that would warrant preservation. It is noted that there are a number of mansards set just behind the parapet on the opposite side of the road. The design of the front dormer windows would respect the proportions of the windows below and not appear dominant in the street scene. The extension would use traditional materials of slate and timber for the dormer windows, the glazing bars would match the windows on the elevation below.

The neighbouring property no. 97 Parkway has been extended to the rear at second and third floor to the same depth as that proposed. The extension would extend to the same depth as the extension at no.97 and would be half width at no.101. It is also noted that no's. 89 - 95 have a rear building line to the same depth as that proposed. The rear extensions respect the existing rhythm of neighbouring rear development and the proportions of the building. The stagger of the proposed extension at no.101 will reduce the appearance of bulk and help the transition between the new building line and the building line of no.103. The second floor flat will have a raised parapet as a balcony, which is similar to the existing situation. The third floor terrace will have an inset

balcony with balustrade, this is considered acceptable given the immediate context with neighbouring properties featuring balconies at this level.

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 property immediately to the rear is in office use and only has high level secondary windows facing the site. The proposed development would match the massing of no.97 and therefore would have no impact on sunlight, daylight or outlook. The neighbouring property at No. 103/105 Parkway has flats on the upper levels and these are understood to have bedrooms at the rear. With regard to outlook, the proposed extension has been staggered away from the building at the rear which would ensure that these windows preserve a sense of openness and are not unduly enclosed by built form. The accompanying sunlight and daylight assessment confirms there will be no harmful loss of light. The results of the Vertical Sky Component show that all rooms would retain at least 0.8 times their former value. The No-Sky Line assessments show that any change in daylight to the neighbours is considered unnoticeable under the BRE guidelines. For sunlight, all of the rooms assessed will either meet the BRE target for Annual Probable Sunlight Hours or experience no reduction at all. Overall, the effects of the proposals demonstrate full compliance with BRE guidelines. The proposed terrace at second floor would have a glazed balustrade which would limit overlooking. The third floor terrace is of a small scale and would not cause harmful overlooking.

- 2 Both of the flats will exceed minimum space standards and have access to light and outlook. The second floor flat will have access to a terrace and the third floor flat will have access to a modest inset balcony. The 2nd Floor 3b/5 would be 91sqm and the 3rd Floor 2b/3p would be 72sqm.

Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. 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 these will be expected to be car free. Therefore the new units are secured as car free via a S106 agreement.

No objections have been received prior to making this decision. The CTCAAC withdrew their objection following review of revised drawings for the front dormer windows. The planning history of the site has been taken into account when coming to this decision.

- 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 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).
- 5 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.
- 6 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.

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