

Application ref: 2020/4787/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
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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

Juttla Architects
2-4 High Street
Ruislip
Middlesex
HA4 7AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
34-38 Eversholt Street
London
NW1 1DA

Proposal:
Erection of a mansard roof extension to create one 2-bedroom self-contained residential unit at third floor level plus cycle parking enclosures at street level.
Drawing Nos: P101; P102 Rev.B; P103 Rev.A; P201; P202 Rev.E; Daylight, sunlight and overshadowing report by Syntegra consulting dated 2015.

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:
P101; P102 Rev.B; P103 Rev.A; P201; P202 Rev.E; Daylight, sunlight and overshadowing report by Syntegra consulting dated 2015.

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 per person per day (including 5 litres for external water use). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC3 of the Camden Local Plan.

- 5 Prior to construction, a sustainability statement (demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development) shall be submitted to and approved by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan.

- 6 As per drawing no. P103 Rev A, 2 secure cycle storage facilities in the form of Sheffield stands for the proposed residential units shall be provided in their entirety 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 Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

An identical scheme to this was previous granted permission on 2.2.16 ref. 2015/4296/P. Circumstances of the site and surroundings have not changed since this decision and, although a new Local Plan has since been adopted, policies relevant to this case have not materially changed.

The host building has a raised parapet and incongruous railing bars to the front at roof level and a stair core element at 3rd floor level which includes a raised parapet wall fronting Doric Way. Two storey extensions have been implemented under 2010/2940/P resulting in a staggered flat roof on the Doric Way elevation.

Given the above characteristics, a traditionally designed mansard roof is considered acceptable in principle. The proposed mansard extension would have an internal height of 2.3m, a lower slope of 60° that would be set back from the parapet with a substantial gutter, and grey slate roof tiles to match adjacent buildings. The dormers would have timber framed sash windows to match those on the host building and the height, width, proportions, design and location of the windows would be in keeping with the existing façade. Overall the proposed extension is considered acceptable and would not harm the character and appearance of the host locally listed building and streetscene.

The proposed residential unit would be located above existing self-contained flats and its addition to the borough's housing stock is welcomed. A two bedroom flat would comply with the Local Plan dwelling size priorities and with minimum floor space standards at 79sqm. The proposed unit would have an acceptable layout, ceiling height, room sizes and provision of sunlight, daylight, ventilation and outlook.

The submitted daylight/sunlight report submitted demonstrates that the levels of daylight and sunlight at the surrounding buildings and the existing amenity areas would not be adversely affected by the proposed development. It is noted that the report was based on the original submission of ref. 2015/4296/P, which included a much larger rear extension along the Doric Way frontage. Therefore, the effect of the revised development (which only includes a mansard) will be less significant. On this basis, there would not be a material loss of daylight or sunlight for the surrounding buildings and the context for the current application appears unchanged.

In terms of overlooking impacts, the bedroom and living room area windows of the new units all face the front of the building towards Eversholt Street. The rear facing windows serve a bathroom and the kitchen area. The surrounding buildings and amenity spaces are already mutually overlooked and it is not considered that the proposal would result in a material increase to existing levels of overlooking.

A sustainability statement has not been submitted which is a requirement for a new build residential unit. However, the development would be required to achieve a maximum internal water use of 105 litres per day (5 litres for external water use) which would be secured via planning condition. As a sustainability statement has not been submitted, a condition would be attached to require a sustainability statement prior to the construction of the development. Evidence of the approved measures of both conditions would need to be submitted prior to the occupation of the development.

No car parking is proposed and the new unit would be secured as car-free as the site falls within a Controlled Parking Zone and has an excellent public

transport accessibility level (PTAL) of 6b. Given its location in proximity to Euston station and HS2, a Construction Management Plan (CMP) plus monitoring fee of £3,136 and Impact Bond of £7,500 will be required. All of these will be secured via a S106 legal agreement.

- 2 The proposed 2 bedroom unit would require 2 cycle spaces to conform to the requirements of the London Plan. These spaces would be provided at ground level accessed from Doric Way, in the form of Sheffield stands that would be enclosed within a gated structure. The 2 required spaces would be secured via a planning condition. In addition, 6 spaces would be provided in accordance with the planning approval under 2010/2490/P. These spaces were never provided after the construction of the development and the applicant has addressed this matter in good faith.

No objections were received during the statutory consultation period. 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, CC1, CC2, CC3, CC4, CC5, H1, H6, H7, T1, T2 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the Publication London Plan 2020 and the National Planning Policy Framework 2019.

- 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.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 9 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).

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