

Application ref: 2021/0495/P
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Date: 14 September 2021

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planning@camden.gov.uk

www.camden.gov.uk/planning

Arora Management Services Limited
World Business Centre 3
Newall Road
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TW6 2TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted subject to a Section 106 Legal Agreement

Address:

St Johns Wood Care Centre
48 Boundary Road
London
NW8 0HJ

Proposal:

Variation of condition 2 (approved plans) and removal of condition 4 (green roof feasibility) of permission reference 2014/1731/P dated 31/03/2015 (Erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels) namely to alter the size and form of the approved extension and changes to the approved windows.

Drawing Nos: 175-L(20)-304-PL1, 175-L(20)-400-PL1, 175-L(20)-30R-PL1, 175-L(20)-500-PL1, 175-L(20)-501-PL1, cover letter 28/01/2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of permission 2014/1731/P dated 31/03/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 175-L(20)-304-PL1, 175-L(20)-400-PL1, 175-L(20)-30R-PL1, 175-L(20)-500-PL1, 175-L(20)-501-PL1, cover letter 28/01/2021, L3075-71-F, L3075-72-E, L3075-73-D, L3075-74-A, L3075-75-E, L3075-76-B, Design and Access Statement (Revision A), Heritage Statement, Sustainability Report and Daylight and Sunlight Report.

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

- 3 Detailed drawings and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head, reveal and cill) shall be implemented in accordance with the details approved under 2021/1012/P dated 14/05/2021.

b) Samples of the facing materials shall be implemented in accordance with the details approved under 2021/1012/P dated 14/05/2021.

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 policies D1 and D2 of the Camden Local Plan 2017.

- 4 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 Camden Local Plan 2017.

- 6 The additional floor space hereby approved shall remain as part of the existing building hereafter and will not be considered a separate planning unit.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policies T1, T2, A1

and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 The current application seeks to make a number of minor alterations to the size and footprint of the approved fourth floor extension to improve the internal standard of accommodation for future occupants.

The Boundary Road (south) elevation of the approved extension currently has a stepped façade which reads as three sections. The current proposals seek to set the easternmost section back a further 1.5m, the centre section would be set further forward by 1.2m and the westernmost section would remain unchanged. The changes also included the removal of two windows from the south and side elevations. The proposed alterations are considered minor and would ensure the (south) elevation continues to read as a stepped façade, as per the original approval.

Condition 4 (green roof feasibility) of the original approval required a feasibility report outlining the ability of the proposed extension to accommodate a green roof to be submitted to the local planning authority for approval. In order to discharge this condition the applicant submitted a feasibility study which concluded that the assessment for the green roof loading found the load increase to be just above 20%, which is considered to be in excess of what would be acceptable on an existing foundation under standard Engineering practice and principles. Furthermore, additional checks with a structural model of the existing superstructure revealed that the fourth-floor beams do not have the capacity for the additional loads from the structure when a green roof loading is applied. Therefore, on this basis officers were satisfied that a green roof could not feasibly be incorporated in this instance and Condition 4 was therefore discharged (application ref 2021/1012/P). As such, the removal of condition 4 from the decision notice is considered acceptable.

Given the above, the proposed amendments are considered acceptable and would not significantly alter the substance of the approved scheme.

The proposed alterations are not considered to cause harm to neighbouring amenity in terms of loss of light or outlook, and no harm would be caused in terms of increased overlooking.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, D2, CC1, CC2, CC3 and H8 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 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.

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 2021.


ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control

You can find advice in regard to 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 a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer