

Application ref: 2019/5372/P
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Date: 28 September 2021

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Rear of 268 West End Lane
London
NW6 1LJ**

Proposal:

Conversion of existing storage unit into a single storey self contained work unit (Class B1 office)

Drawing Nos: NG01, NG10, NG50, NG51, NG100, NG101, NG102, NG103, NG200, .NG201, NG300, .NG301, NG302, NG303, NG500, NG501, Steep Pitched Green Roof with ZinCo Georaster specification, Design and Access Statement, draft Construction Management Plan.

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: NG01, NG10, NG50, NG51, NG100, NG101, NG102, NG103, NG200, NG201, NG300, NG301, NG302, NG303, NG500, NG501, Steep Pitched Green Roof with ZinCo Georaster specification, Design and Access Statement, draft Construction Management Plan.

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

- 3 The living roof 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any statutory instruments revoking and re-enacting those orders with or without modification), the site shall only be used as an office and for no other purposes whatsoever.

Reason: To ensure that the future occupation of the building does not adversely affect the immediate area by reason of noise and disturbance in accordance with policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the neighbouring buildings, 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.

Informative(s):

- 1 Reasons for granting permission.

The site is unused and overgrown, formerly used as coal sheds, accessed via a narrow footpath at the rear of 280 West End Lane. To the rear of the site, at a higher level are residential garages that belong to occupiers of flats on Honeybourne Road. 256 West End Lane and adjoining buildings contain commercial units at ground floor with residential flats above. The proposals involve the erection of a single storey building with brick façade fronting the rear of 256 West End Lane with a sloping green roof up to the garages to the rear. The principal of the new building is considered acceptable in order to improve the appearance of the alleyway. The building has been designed to be low rise and discrete and is therefore considered appropriate in this location. The proposed building would use appropriate materials for this backland site and would have a green roof which encourages biodiversity and drainage. It

would not harm the character and appearance of the terrace on West End Lane nor the West End Green Conservation Area. Special regard has been attached to the desirability of preserving or enhancing 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 new 50sqm office (Class B1) space would be in line with the policy 12 of the Fortune Green and West Hampstead Neighbourhood Plan and policy E2 of the Camden Local Plan which promotes sites for employment use.

Due to the design of the building with the slope of the roof, there would be no unacceptable loss of light and outlook for neighbouring residents. Due to the ceiling height and sloping roof there would be no loss of privacy. The front windows would look out onto the alleyway and not into any residential habitable rooms. A condition is added that ensures the unit is only used for office use in order to minimise any noise and disruption for nearby residential occupiers.

As the site is located down a narrow passage it is likely that construction could adversely impact neighbouring occupiers. A Construction Management Plan and CMP implementation support contribution of £3,136 would be secured as section 106 planning obligations. The development would need to be secured as car free in compliance with policy T2 whereby occupiers would not be able to apply for a parking permit.

Two objections have been received and duly considered prior to making this decision. 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 E2, A1, A3, A4, T1, T2, D1, D2, G1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017 policies 2, 3 and 12 of the Fortune Green West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 5 Please be advised that there is an Article 4 direction on this site that would mean that a change of use from office (Class B1) to residential use (Class C3) would require planning permission and it would be very unlikely to be granted.
- 6 You are advised that if Japanese Knotweed is found present on the site then the applicant should prepare a method statement and plan dealing with this issue in accordance with the Wildlife and Countryside Act 1981.
- 7 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.
- 8 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.

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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer