

Application ref: 2019/5077/P  
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Date: 5 May 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Izabela Moorhouse  
Create Design  
Wigglesworth House  
69 Southwark Bridge Road  
SE1 9HH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**151-153 Camden High Street  
London  
NW1 7JY**

Proposal:

Erection of 2nd floor rear extension and 3rd floor mansard roof extension plus associated alterations to rear; alterations to ground floor shopfront to provide separate residential access; conversion of upper floors from Class A1 retail to Class C3 residential to create a 2 bedroom flat and a 3 bedroom maisonette.

Drawing Nos: Heritage Statement by Heritage Collective dated September 2019; Outline construction logistics plan by Kronen dated September 2019; Transport technical note by Kronen dated September 2019; supporting planning statement dated 31.10.19 by Create; Daylight, sunlight and overshadowing report by Syntegra dated September 2019; Energy strategy report by Syntegra Rev A dated 07.04.2020; Design and Access Statement by Place architecture & design; 3d axo sketches nos. 1, 2, 3; Solar panel sketch and data; Waste Strategy report received 11.5.20; site location plan; Existing plans 22918- Elevation and sections, Ground, First, Second, Roof; 18.15.050, 060, 200, 201, 202, 203 Rev01, 204 Rev01, 260 Rev01, 300 Rev01, 301 Rev01.

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- Heritage Statement by Heritage Collective dated September 2019; Outline construction logistics plan by Kronen dated September 2019; Transport technical note by Kronen dated September 2019; supporting planning statement dated 31.10.19 by Create; Daylight, sunlight and overshadowing report by Syntegra dated September 2019; Energy strategy report by Syntegra Rev A dated 07.04.2020; Design and Access Statement by Place architecture & design; 3d axo sketches nos. 1, 2, 3; Solar panel sketch and data; Waste Strategy report received 11.5.20; site location plan; Existing plans 22918- Elevation and sections, Ground, First, Second, Roof; 18.15.050, 060, 200, 201, 202, 203 Rev01, 204 Rev01, 260 Rev01, 300 Rev01, 301 Rev01.

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

- 3 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.

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), dormers, external doors, shopfront, screen and balustrade;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 The method of waste storage and removal as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that the appropriate method for the storage and collection of waste is maintained in accordance with the requirements of policies CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to first occupation of the buildings, detailed plans showing the design, location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Energy Strategy report by Syntegra Rev A dated 07.04.2020 and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings 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 and CC3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;

iii. full details of planting species and density.

The living roofs 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 CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.
- 4 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 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 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.
- 9 Reasons for granting permission-

The lawful planning use of the upper floors appears to be ancillary storage space to the current ground floor retail unit. There is no independent separate access to the upper floors and the shop tenants have only used the kitchen since the last 14 years. The upper floors are mainly vacant and appear to be surplus to requirements by the current retailer and there is sufficient ancillary space within the large ground floor shop to enable it to continue as a viable retail unit. Thus no objection is raised to the loss of ancillary commercial space on these upper floors.

The Camden Town Conservation Area Appraisal and Management Strategy (CAAMS) states, in relation to re-use of premises above shops and other commercial buildings, that 'many of the retail areas within the Camden Town Conservation Area suffer from empty or under used upper floors....The Council would like to see the re-use of premises above shops and other under used commercial buildings'. The reuse of these floors for new housing here would thus accord with these aims. Self-contained housing is regarded as the priority land-use of the Camden Local Plan and policy H1 states that the Council will

make housing its top priority when considering the future of underused land and buildings. Thus the creation of new housing here is welcome.

The 2 proposed units meet minimum London Plan space standards, and the mix containing a 2 bedroom flat and 3 bedroom maisonette meets the preferences for larger units according to Local Plan policy H7 (table 1). The 1st floor flat will have direct access to a rear roof terrace- this amenity space provision is welcomed. The flat layout and stacking is acceptable and there is adequate access to sunlight, daylight and outlook.

The new housing would have approx 186sqm GIA floorspace (229sqm GEA). Thus the new residential floorspace uplift would exceed 100sqm and the Council would seek a contribution towards offsite affordable housing. Policy H4 requires a proportion of the housing provided to be affordable in accordance with the sliding scale. Targets are based on an assessment of development capacity whereby 100sqm GIA of housing floorspace is generally considered to create capacity for one home. For schemes of fewer than 10 additional units, the Council expects a payment-in-lieu contribution calculated based on a sliding target as a percentage of floor area. The following contribution has been calculated in accordance with the formula within the Local Plan policy and CPG2 guidance on Housing. Based on the GIA figure rounded up to the nearest 100sqm, the additional residential floorspace is 200sqm, thus the requirement for housing is 4% (2% x capacity for 2 units at 100sqm each). The expected provision is then based on this percentage of the overall uplift in GEA of residential floorspace. Thus 4% of 229sqm is 9sqm which, using the multiplier of £2,650, results in a financial contribution required of £23,850 payment-in-lieu. This amount would be secured by a S106 legal agreement.

- 10 The rear elevation of this property lies amongst a variety of different rear and roof treatments, heights and projections on neighbouring properties, much of which is very utilitarian. The rear facade itself is uncharacteristic of this terrace and completely hidden from any public or private views. The proposed 2nd floor rear extension would sit above the existing 1st floor one, matching its size and depth, and would replace the mansarded rear and toilet block projection. The resulting gap between this new extension and the flank wall of the neighbouring property at no.155 would be infilled by a stepped 2 storey extension. The 1st floor element would match the depth of the existing lean-to extension and the 2nd floor element would align with the existing rear facade of no.155. The proposed rear mansard roof would effectively relocate the existing one upwards by a storey and add 2 more dormers, but would be lower than its gabled neighbour at no.155.

Although the extensions together result in totally remodelling the rear elevation, it is considered that this is acceptable in this context of varied adjoining rear elevations and lack of visibility from the public realm. The overall rear extension depth will match the existing extensions and be similar to the projection of no.157 further north; the mansard will continue to be below the adjoining flank wall height of no.155. The rear extension is articulated so as not to be overly bulky and, as revised, the rear mansard now sits behind a traditional parapet. Overall the extensions are considered on balance acceptable in size, height, depth and design, subject to more detail on design and materials.

The mansard roof extension will be significantly masked from front views in the High Street by the very high parapet and would adjoin a much higher gabled roofscape of nos.155-157. There is a variety of roof types, styles and heights along this stretch of the road, reflecting the eclectic mix of architectural forms and ages of this shopping parade. It is considered that the proposed roof extension would contribute to this distinctive character and would accord with the aims of the CAAMS and also the aims of CPG (Design) guidance, as there will not be an adverse effect on the skyline, the appearance of the building or the surrounding streetscene. The mansard is considered to be an appropriate form of roof addition here on a flat roof with front parapet.

The new shopfront replacing an existing modern glazed one and with a new separate residential side entrance is acceptable subject to more detail provided.

The extensions and alterations would preserve the character and appearance of the Camden Town conservation area. 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.

- 11 The proposed extensions and roof terrace, given their location and setbacks and the lack of any habitable room windows adjoining or opposite, would not have any impact on neighbours in terms of loss of light, privacy and outlook.

In accordance with Local Plan policy T2, all new developments in the borough are to be car-free. The site is in area of excellent public transport accessibility and thus the Council will not issue on-street parking permits to the new units. Car-free housing will be secured by a S106 legal agreement.

Policy T2 requires each 1-bed unit to have 1 cycle parking space and each 2+ bed to have 2 cycle parking spaces. In this case, 4 secure and accessible long-stay cycle parking would be required but no such provision is proposed. Given the site constraints, with absence of ground floor external area and a restricted entrance hall, the Council's transport team has proposed that financial contributions are sought for Bike Hangars. The cost of a Bike Hangar is £3,200, which provides 6 cycle spaces, plus a maintenance cost is required at £36 per year for 3 years per cycle space. Thus on the basis of 4 cycle spaces required, a financial contribution of £3,632 would be needed, to be secured by S106.

The site is located in a busy shopping centre outside a pedestrian crossing and near bus stops and bus lanes. Thus construction access to and from the site will therefore be difficult at certain times of day and it should not affect operation of the crossing outside. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore be required, in line with policy A1 to mitigate the potential impacts of construction on amenity and transport conditions. It will be secured by a S106 legal agreement and be assessed in conjunction with Transport for London (TfL) as the road is a Red

Route. A CMP Implementation Support Contribution of £3,136 and a refundable CMP Bond of £7,500 would also be required.

The scheme may result in construction damage to the public highway outside in the High Street and any such damage will need to be repaired at the developer's expense. This will also be secured by a S106.

Given the site constraints, with absence of ground floor external area and a restricted entrance hall, no onsite communal refuse storage is possible and instead a 'residential kerbside collection' with sacks is proposed. This complies with advice on Residential Kerbside Collection in CPG1 Design and the Council's waste team has confirmed that this is acceptable in the circumstances.

This minor residential scheme of 1-4 units demonstrates how sustainable design principles have been considered and incorporated. In particular it aims to achieve a 75.4% reduction in carbon dioxide emissions and a 21.4% reduction through on-site renewable energy technologies by use of PV panels on the roofs. These figures exceed the CPG3 Sustainability targets of 19% and 20% respectively which is welcome and the sustainability measures will be secured by condition.

The proposal will be liable for both the Mayoral and the Camden Community Infrastructure Levies as the proposal is for 2 new residential units and the uplift is more than 100sqm. The likely charge would be based on an uplift of 186sqm equating to £9300 (Mayor of London @ £50 p/sqm) and £93,000 (Camden @ £500 p/sqm).

No objections have been received 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 H1, H4, H6, H7, E2, A1, D1, D2, D3, CC1, CC2, CC3, CC5, TC2, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 be 'DRP', is written over a light grey rectangular background.



Daniel Pope  
Chief Planning Officer