

Application ref: 2022/0629/P
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Date: 9 September 2022

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

Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
108-110 Kilburn High Road
London
NW6 4HY

Proposal:
Erection of front mansard roof extension to no. 110 Kilburn High Road. Erection of mansard roof extension at no. 108 in association with formation of new 1-bed flat.
Drawing Nos: 108KHR-PP3-01; 108KHR-PP3-02; 108KHR-PP3-03 Rev. A; 108KHR-PP3-04 Rev. A; Design and Access Statement; Cover Letter dated Feb 2022

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:
108KHR-PP3-01; 108KHR-PP3-02; 108KHR-PP3-03 Rev. A; 108KHR-PP3-04

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for 1 cycle shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 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. [Delegated]

The proposal is acceptable in land use terms. Self-contained housing is regarded as the priority land-use of the Camden Local Plan. The Council supports the development of housing within town centres, including above and below shops where this does not prejudice the town centre's function and particularly the ability of the ground floor to be used for town centre uses. The first to third floors of no. 108 have been granted permission in 2021 for a change of use to 7 residential units in total (under references 2021/0492/P and 2021/0610/P). The one-bedroom unit proposed at fourth floor level of no. 108 meets space standards, is dual aspect and provides for good outlook and daylight. The unit would be accessed through the existing residential entrance to the rear of no. 110 via Quex Mews, as per the arrangement approved to the residential units below.

No affordable housing contribution is sought as, whilst a new unit is being created, the residential floorspace uplift would be below 100sqm.

The new unit would be secured as car free via a S106 legal agreement. There is a lack of space to provide cycle parking and Kilburn High Road is not considered to be an appropriate place for a cycle hangar. It is however acknowledged that there is existing cycle parking to the flat roof to the rear of no. 110, and therefore a condition is recommended for 1 cycle parking space to be provided in connection with the new one-bedroom unit.

The extension to the existing mansard at no. 110 to increase the floor area of the fourth floor one-bedroom unit from 36sqm to 50sqm is welcomed in land use terms, thereby ensuring that the unit meets minimum space standards.

The proposal is acceptable in design terms. The proposal has been revised to provide two traditionally detailed dormer windows to the front of each mansard instead of rooflights. This would represent an improvement over the existing metal railings that can be seen from street level. Overall, the two mansard roofs are of a suitable appearance and relate to the application site and surroundings.

Given the location of the mansard, and the distance between the application site and neighbouring properties, it is not considered that there would be any negative impact on the residential amenity currently enjoyed by neighbouring residents in terms of sense of enclosure, loss of light or overlooking.

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 A1, H1, H6, T1, T2 and D1 and of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer