

Application ref: 2021/3504/P
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Date: 24 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Iceni
Da Vinci House
44 Saffron Hill
London EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A of Schedule 2 Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 632 and SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**Beaufort Court
65 Maygrove Road
London
NW6 2DA**

Description of the proposed development:

Erection of single storey roof extension to provide 16 additional residential dwellings (Class C3).

Details approved by the local planning authority:

Drawing Nos: Drawing Numbers: 17412 01, 17412 02, 1244.22.01, 1244.22.011, 1244.22.015, 1244.22.016, 1244.22.020, 1244.22.021, 1244.22.030, 1244.22.031, 1244.22.100, 1244.22.101, 1244.22.104, 1244.22.106, 1244.22.107, 1244.22.150, 1244.22.200, 1244.22.201, 1244.22.300, 1244.22.202, 1244.22.301, 1244.22.035, 1244.22.300

Background Papers and Supporting Documents: GIA Daylight & Sunlight Report 11 March 2021, Iceni cover letter dated 28/06/2021, Simon Levy Associates letter dated 10/03/2021, Brooks Murray Design Statement dated June 2021

Conditions:

- 1 The development hereby permitted must be completed within a period of 3 years starting with the date prior approval is granted.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 2 The developer must notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion. Such notification should include the name of the developer, the address of the location of the development and the completion date.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 17412 01, 17412 02, 1244.22.01, 1244.22.011, 1244.22.015, 1244.22.016, 1244.22.020, 1244.22.021, 1244.22.030, 1244.22.031, 1244.22.100, 1244.22.101, 1244.22.104, 1244.22.106, 1244.22.107, 1244.22.150, 1244.22.200, 1244.22.201, 1244.22.300, 1244.22.202, 1244.22.301, 1244.22.035, 1244.22.300

Background Papers and Supporting Documents: GIA Daylight & Sunlight Report 11 March 2021, Iceni cover letter dated 28/06/2021, Simon Levy Associates letter dated 10/03/2021, Brooks Murray Design Statement dated June 2021.

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

- 4 Detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, of all external windows and doors at a scale of 1:10

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing and cladding.

c) Details of CCTV for bike store area

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the surrounding area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 5 Prior to occupation 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to occupation of the development, details of secure and covered cycle storage for a total of 30 long stay cycle parking spaces, including 2 non-standard cycle parking spaces, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to first occupation of the approved 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.

- 8 Prior to occupation of the development, details of 2 short stay cycle parking spaces provided within the curtilage of the site shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to first occupation of the approved 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.

- 9 The residential units hereby approved are to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

- 10 Before beginning the development, the applicant must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.

Reason: In order to comply with the provisions of Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

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 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.
- 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 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 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.
- 6 This proposal is 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.
- 7 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 8 On granting Prior Approval the Planning Committee recognise that matters of fire safety are not one which they were required to consider under the GPDO in respect of this application. However, the applicant is reminded of the importance of fire safety and that they are required to ensure that the development would comply with all relevant fire safety standards including building regulations.

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 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 rectangular stamp.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.