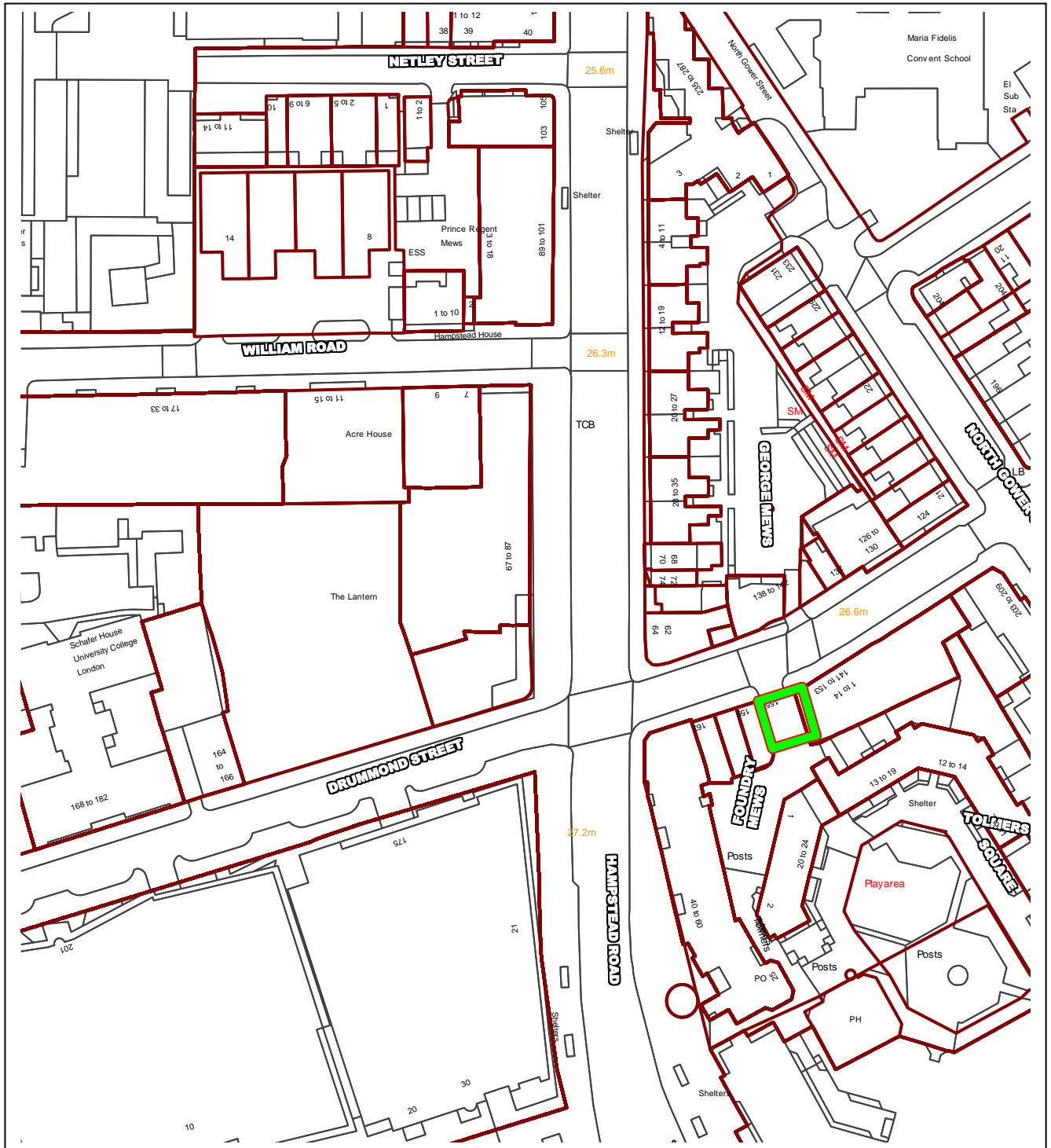
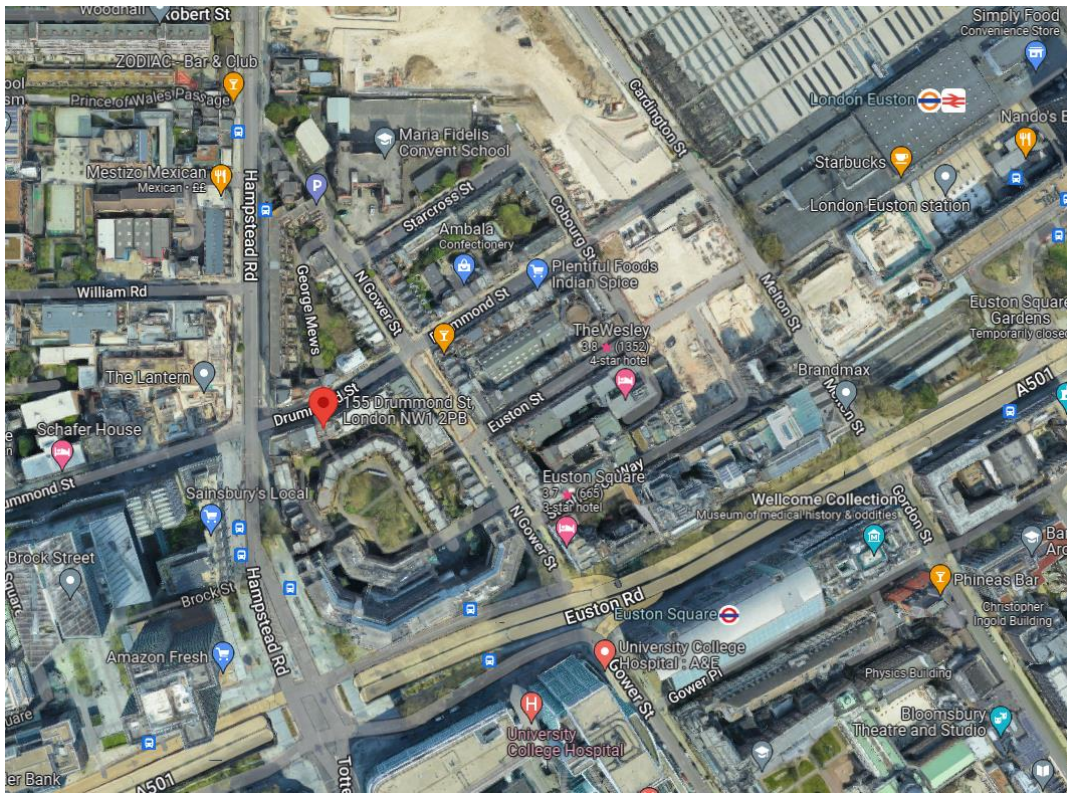


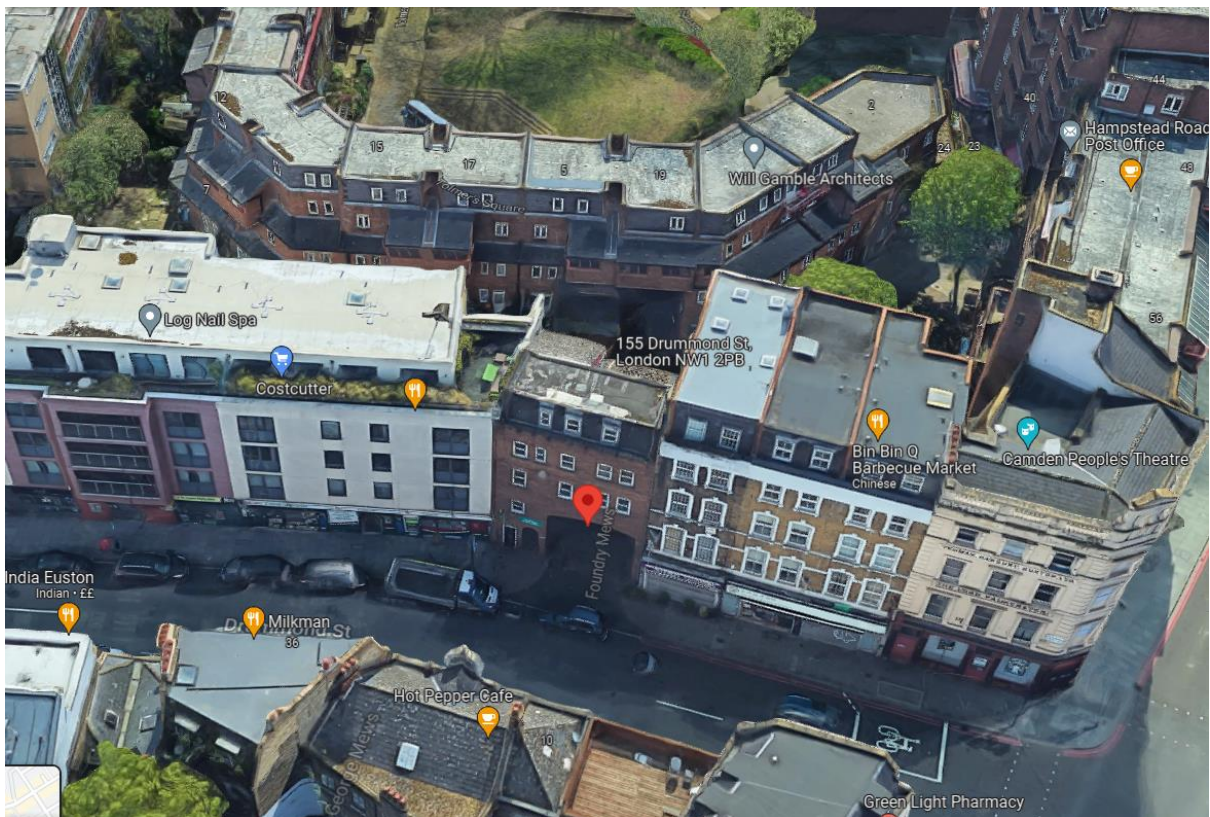
2022/1549/P - 155 Drummond Steet, NW1 2PB



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1. Aerial view of the application site (red dot) and surrounding area.



2. Aerial view of the application site and neighbouring buildings.



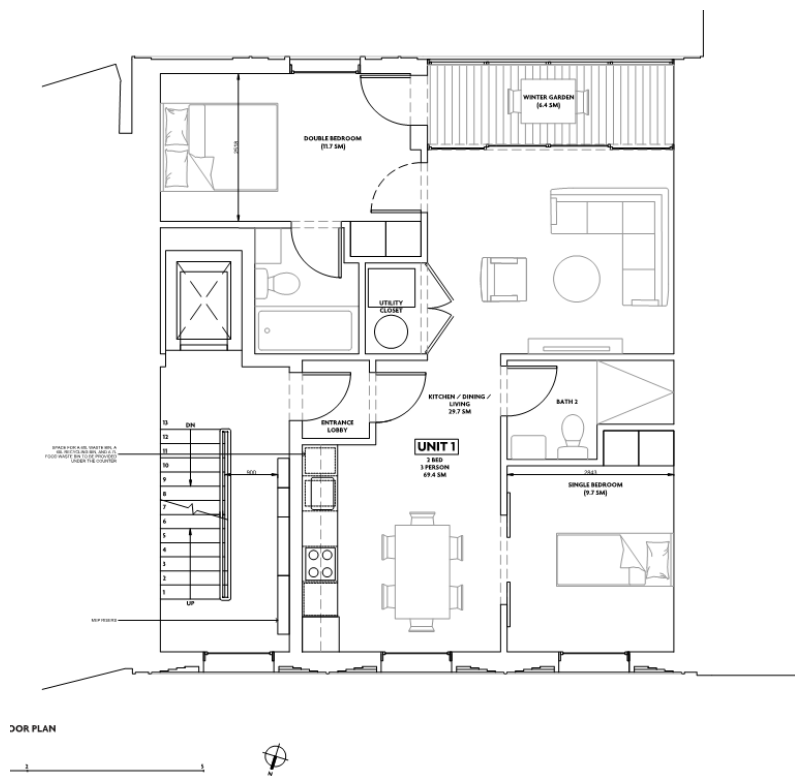
3. Application site as approached from the west (Euston Station).



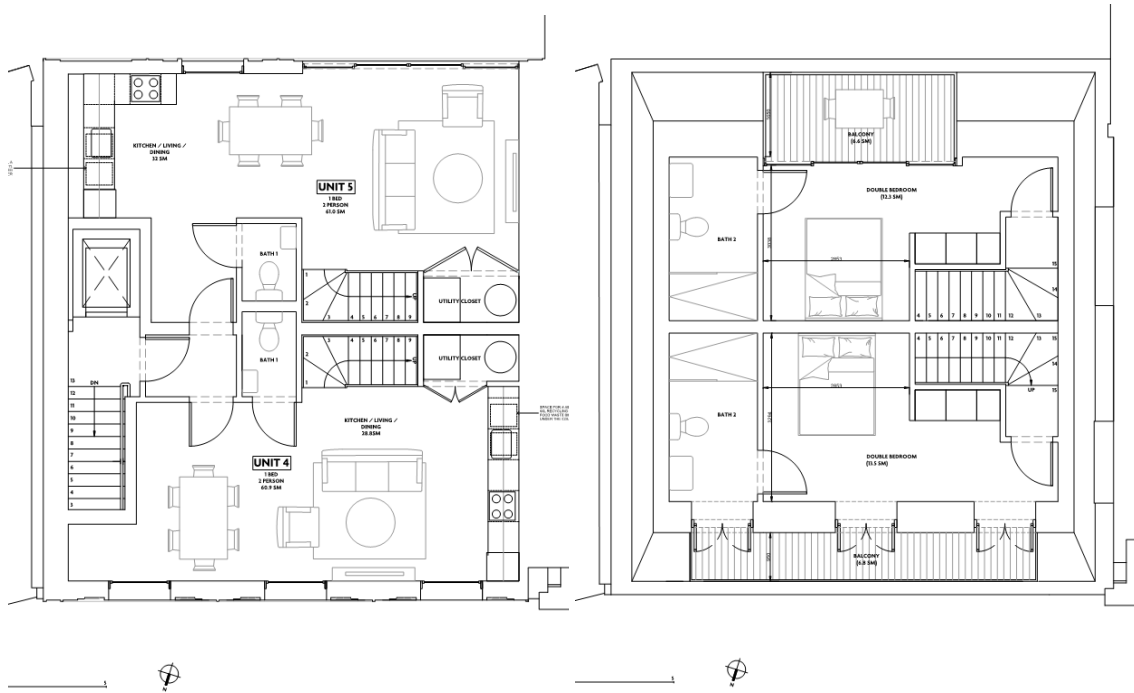
4. Front elevation of the application site.



5. Rear of the application building showing undercroft area.



6. Typical flat at 1st, 2nd, 3rd floors



7. Proposed maisonettes at 5th and 6th floors.



8. CGI images with the proposed building.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	03/06/2022
		N/A	Consultation Expiry Date:	20/06/2022
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2022/1549/P	
Application Address			Drawing Numbers	
155 Drummond Street London Camden NW1 2PB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>Refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats.</p> <p>**The applicant proposes an upfront payment as opposed to a review mechanism and potential later contributions.</p>				
Recommendation(s):		<ul style="list-style-type: none"> i) Agree to the proposed upfront payment as a potential alternative to a review mechanism and potential later contributions as part of the Section 106 legal agreement ii) Grant conditional planning permission subject to s106 legal agreement (reflecting the above) 		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:						
Informatives:	Refer to Draft Decision Notice					
Consultations						
Adjoining Occupiers:			No. of responses	8	No. of objections	8

<p>Summary of consultation responses:</p>	<p>The neighbouring occupiers at Flat 7, 8, 14, and Unit B at 141-153 Drummond Street, Flat 15 at 40 Hampstead Road, 132A Drummond Street, have objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. Noise and disruption from construction, cumulative impact from HS2 construction 2. Increase traffic generation 3. Hazardous materials 4. Smells 5. Dust pollution 6. Proposed use of the existing highway outside 141-153 for construction and delivery vehicles will obstruct access to residents and businesses, and obstruct traffic 7. Curb side location for rubbish 8. Impact on the viability of the retail units during construction time 9. Block of the ATM and cost cutter store 10. Lift – acoustic report for noise transmission 11. Daylight sunlight impact 12. Height, exceeds the existing roofline as required by Euston Area Plan <p><i>Officer's response:</i></p> <p><i>Points 1, 2, 3, 4, 5, 6: The application site is located within a sensitive area where there is already a very high level of construction activity taking place in association with the construction of the High Speed 2 rail link and various other construction sites in this area. Construction of the proposed development will therefore require very careful management. The scheme is therefore subject to Construction Management Plan (CMP), Construction Impact bond to manage the impact of construction on neighbours and wider area. (See paras 11.1-11.4)</i></p> <p><i>7. The location of waste associate with the new flats on the curb side on collection days, whilst not ideal, is not unusual in a dense urban environment such as the application site. See para 11.5</i></p> <p><i>8. The CMP will ensure the construction works would not harmfully affect the viability of the retail units during construction time.</i></p> <p><i>9. There is no confirmation the construction works at the site would block the ATM and cost cutter store, due to the considerate constructors scheme , this access should never be blocked.</i></p> <p><i>10. Details of the sound attenuation and vibration measures for the lift would be secured by condition.</i></p> <p><i>12. Euston Area Plan does not define a particular height for this location. The proposed building would fit in with the existing character of the street and wider area. See paras 6.2-6.7.</i></p>
<p>Local Group</p>	<p>No objections were received from a local group.</p>

Site Description

The application site is a four-storey terraced building, sitting on the southern side of Drummond Street, and occupied by two flats. The site forms the northern Gateway into Tolmer's Square Estate. A large and a small archway provide vehicular and pedestrian access, respectively, from Drummond Street and Foundry Mews and the estate beyond.

The site does not lie within a Conservation area and it is not in a Flood Risk zone.

Relevant History

Relevant planning history at the application site:

2019/1653/P - Partial demolition of existing 4no. storey residential building and erection of 8no. storey building to include 5no x 2 bedroom and 1no x 3 bedroom self-contained flats, terrace and green roof at roof level, balconies across 5no levels on rear elevation; enclosure and conversion of existing footpath at ground floor level to lobby entrance to flats above. - Withdrawn

2020/4086/P - Partial demolition of existing 4 storey building comprising two self-contained flats and erection of new 6 storey building to provide five self-contained flats with balconies to the rear and terrace and green roof at roof level, PV panels on rear elevation. - Withdrawn

Relevant policies

National Planning Policy Framework 2021

Publication London Plan 2021

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H3 Protecting existing homes
Policy H4 Maximising the supply of affordable housing
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy D1 Design
Policy D2 Heritage
Policy A1 Managing the impact of development
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC4 Air quality

Camden Planning Guidance

CPG – Design
CPG – Housing
CPG – Amenity
CPG – Energy efficiency and adaptation
CPT – Air Quality
CPG – Transport
CPG – Developer Obligations

Euston Area Plan January 2015

1. Proposal

1.1 Planning permission is sought for deep refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats.

2. Considerations

2.1 The main issues to be considered are:

- Principle of development
- Land Use
- Affordable housing
- Design and Heritage
- Standard of accommodation
- Access
- Greenery and landscaping
- Impact on amenity
- Sustainability and air quality
- Transport and recycling
- Security
- Planning obligations

3. Principle of development

3.1 The scheme is proposed to strip back the existing building to the core and extend it to the rear over two floors and with a roof extension. The existing floor space is of 170.56sqm and the proposed uplift is of 231.2sqm.

3.2 Internal partitions will be removed to create new internal layouts throughout the whole building. The existing building benefits from a solid concrete structure which allows additional load to be provided through extensions. As the proposal would largely retain the existing building the principle of extending further is considerate appropriate.

4. Land use

4.1 In line with policy H1 and the Euston Area Plan stresses the need for new housing in Camden and therefore housing is the Council's priority land use. The provision of additional housing in this location is therefore welcomed.

4.2 Currently, the building is occupied by 1 x 2-bedroom flat and 1 x 3-bedroom flat over two floors. The proposal is to refurbish the existing, alter internal layouts and extend with a two-storey extension to create five residential flats, 3 x 2-bedrooms/ 3persons and 2 x 1 bedroom/ 2persons, over the two upper floors. Policy H7 of Camden Local Plan identifies 2-bedroom and 3-bedroom flats as a priority for market provision. As the proposal provides a larger proportion of 2-bedroom flats, this would be acceptable.

5. Affordable housing

- 5.1 The Council aims to maximise the supply of affordable housing by providing a mix of homes which meet the needs of households unable to access market housing. Policy H4 requires contribution to affordable housing from all developments that provide one or more additional homes and involve a total adding to residential floorspace of 100sqm GIA or more. The policy indicates different criteria to negotiate the reasonable amount of affordable housing and states that where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.
- 5.2 The proposed development would provide five self-contained flats and due to site constraints and scale of development, the provision of affordable housing on site would not be achievable. Due to the proposed uplift of more than 100sqm and provision of new residential accommodation, the proposed scheme would be subject to affordable housing contribution in line with policy H4, through payment in lieu. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. The proposal would provide an uplift of 231.2sqm, which is equivalent to two homes and therefore triggers the 4% scale. This would result in the payment in lieu of £46,240.
- 5.3 A Viability assessment has been provided and independently assessed by BPS, Council's third-party viability assessors. The audit confirms that the proposed scheme would generate a residual land value of £600,000 which is approximately £575,000 below their benchmark land value of £1,175,000. The sensitivity analysis undertaken by the assessors show that even in the best-case scenario of 10% reduction in built cost and 10% increase in value of the development, there would still be a significant deficit. Therefore, it is accepted the scheme cannot provide an affordable housing contribution and the audit suggests that the scheme should be subject to a late-stage review of viability in order that the viability can be assessed over the lifetime of the development.
- 5.4 Given the findings of the sensitivity assessment, there are concerns whether any payment could be delivered at a late-stage review, and whether it represents a good deal for the Council and for the residents of Camden, in financial terms and in terms of the delivery of affordable housing. Should the Council accept the upfront payment then the remainder of the maximum deferred contribution would not be securable. Conversely, the Council may not receive any money at all with the review mechanism, should the viability of the scheme not improve over time.
- 5.5 Further negotiation was undertaken with the applicant to secure an upfront payment of £15,000, for a payment in lieu which represents approximately 30% of the contribution required by policy. As such, no late-stage review mechanism would be secured in this instance. Given the above, on balance, officers' consider that this approach provides the best outcome for the Council based on current circumstances.

6. Design and Heritage

- 6.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 is relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserved gardens.
- 6.2 Euston Area Plan was adopted in 2015, and sets out long term planning framework to guide transformational changes in the area with a focus around the redevelopment of Euston Station. The plan identified different character areas, however a large part of Drummond Street and Hampstead Road has been demolished in line with HS2 programme of works.
- 6.3 In terms of existing townscape, there is a variation in heights and typologies of buildings, which contribute to the character of the area. The application site is part of the perimeter of buildings surrounding Tolmer's estate. Lately, the scale of urban massing has increased significantly along these this perimeter, however along Drummond Street this seems to be consistent around five storeys maximum height. The building at 60 Drummond Street corner with Hampstead Road has particularly high floor to ceiling heights and extends at 5th level with a tall proud parapet, and steps down towards east and application site. In terms of

architecture there is a mix of Georgian typology and 20th century infills which contrast in appearance, detailing and articulation.

- 6.4 The application site is identified as being particularly different in this context, given the existing undercroft which allows for permeable vehicular and pedestrian movement through the site and the estate at the rear. Access to the Tolmer's estate is also made from Gower Street and Hampstead Road, through gaps between buildings, however the application site is the only one which has an undercroft. As such, the approximate equivalent of two floors of the existing building is not usable.
- 6.5 The applicant submitted a pre-application proposal due to previous unacceptable submissions which provided advice that highlighted that increasing the height in this location would be challenging unless a new scheme would be of exceptional architectural quality and greatly sustainable. The submission includes a well-researched piece, carefully considered within its historic and current architectural context. The building would pick up on traditional proportions and gradient of openings which have a pleasing hierarchy across the elevations. The top floor would be a mansard set in from the edges with three small dormer windows. To the rear all flats would have winter gardens except for a small terrace at the roof level. The proposed building is considered to sit comfortably within the existing terrace.



Figure 1: Proposed front elevation

- 6.6 The existing building is clad in brick, and due to the conditions of the bricks these cannot be reused as cladding. As such, the proposal is to create a new type of 'stone', with the fabric of the existing building itself. The bricks of the existing façade are to be crushed and re-used as visible aggregate in a new stone-like cement composite. The proposal includes rich detailing which adds to the character of the building and further details of this would be secured by condition to ensure its implementation is of high quality. The proposed materiality that mixes the old and new in a physical retracing of the site's history is considered appropriate in this context.
- 6.7 Overall, the proposed scheme is considered to deliver a high-quality building, which respects and complements the local context, maintains existing vehicular and pedestrian movement through the site, carefully integrates building services equipment, is greatly sustainable (as discussed below) and provides a high standard of accommodation (as discussed below).

7. Standard of accommodation

- 7.1 Camden local plan housing policies and design, promote high quality design of housing development that takes into account its physical its physical context, local character, density,

tenure and land use mix and relationship with, and provision of public space, communal and open spaces taking into account the needs of children and older people.

- 7.2 CPG Housing highlights that new residential accommodation should provide high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of neighbouring residential properties.
- 7.3 The proposed two bed flats would have floor area of approximately 64.4sqm with 6.4sqm of amenity space as part of the winter gardens, and a total of 69.4sqm which exceeds the national minimum standard for 2bedroom 3persons of 61sqm. At upper levels two maisonettes are proposed for 1bed 2 persons with a floor area of 60.9sqm which exceeds the national minimum requirement of 50sqm. The floor areas of the proposed bedrooms would exceed the national minimum requirements and one for each flat would have access to amenity space.
- 7.4 All flats would have double aspect which allows for adequate ventilation and outlook. The proposed large openings across the elevations would allow adequate daylight and sunlight to reach all rooms and create a pleasant internal environment. The proposed winter gardens would provide adequate amenity space which exceeds London Plan requirements of at least 5sqm for new dwellings.
- 7.5 The proposed layout proposes some level of flexibility on the usability of spaces, as the single bedroom located adjacent to the dining area is shown to open with retractable doors. Whilst this is quite atypical, when considering the site constraints, the proposed arrangement is found adequate in this instance.

8. Access

- 8.1 In line with policy H6, we would require 90% of the new self-contained homes to be 90% accessible and adaptable in line with Building Regulation M4(2) and 10% to be suitable for occupation by wheelchair users, in line with Building Regulation M4(3). As the proposed development would refurbish the existing building and extend upwards, the site constraint limitations restrict provision of wheelchair accessible lift and internal space standards compliant with M4(3) and M4(2). The proposed self-contained flats would be fully compliant with part M4(1) which is accepted, in this instance.

9. Amenity

- 9.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 9.2 In terms of overlooking, there is a distance of approximately 10m from the rear of the application building and wall facing the site at Tolmer's Square. As there is an existing building on site which has rear windows and balconies overlooking rooms within flats at Tolmer's Square, the existing condition would largely be replicated and therefore no significant harm would be identified.
- 9.3 In terms of overbearing, additional height would be added along the boundary with no. 141-153 which has a terrace at the fourth floor. The perceived impact from the terrace would likely be just that of one additional storey, as the existing building already extends up to fourth floor here, and the proposed mansard would be significantly set back from the boundary.

Daylight Sunlight

- 9.4 A Daylight Sunlight Assessment has been provided and assessed Vertical Sky Component (VSC), No-Sky Line (NSL), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) for 45 windows, serving 26 site facing habitable rooms across six properties containing residential accommodation, 138-142 Drummond Street, 141-153 Drummond Street, 2, 5, 17, 19 Tolmer's Square.
- 9.5 Vertical Sky Component (VSC) is a measure of the direct skylight reaching a point from an overcast sky. It is the ration of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky. For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of the window, on the outer plane of the wall. The BRE states that if the VSC at the centre of a window is less than

27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

- 9.6 No-Sky Line (NSL) is a measure of distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of an number of windows by simple geometry. The BRE suggests that the area of working plan within a room that receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).
- 9.7 Average Daylight Factor (ADF) is a measure of the overall amount of diffuse light within a room. It is the average of the daylight factors across the working plane within the room, which means the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky. The BRE guidelines suggest that acceptable ADF values in the presence of supplementary electric lighting, depending on the room use, 1.0% for bedroom, 1.5% for living room and 2.0% for a kitchen.
- 9.8 Annual Probable Sunlight Hours (APSH) in relation to sunlight the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 9.9 The assessment demonstrates that due to the pattern of development, distance between buildings and the proposed scale of the development, 138-142 Drummond Street, 17 and 19 Tolmer's Square, will not experience noticeable reduction in daylight and sunlight due to the proposed development.
- 9.10 In relation to the other neighbouring properties, at 141-154 Drummond Street adjacent to the application site, two habitable rooms, bedroom and kitchen, would experience a reduction in VSC of 31% and 41%, however these rooms have dual aspect and therefore the overall light distribution would be acceptable and in line with the guidelines. One window, serving a single aspect bedroom would be experience a reduction in NSL by 67%. The room would still retain a VSC of 17% which is considered appropriate for an urban location. In terms of APSH, due to the building orientation, all rooms would experience fully BRE compliant alterations.
- 9.11 For 5 Tolmer's Square, the assessment shows that three windows (out of seven) will experience proportional VSC reductions in excess of 20%, where two of them will experience very borderline proportional VSC reductions of 21%, which is considered very minor. The remaining window will experience a VSC reduction of 31% which serves a room with other two windows unaffected by development. As such, the windows experience negligible reductions in VSC, and the room will experience a fully BRE compliant alteration in daylight distribution, as measured by NSL. Given the orientation of the building, not facing south, the APSH assessment is not eligible here.
- 9.12 For 2 Tolmer's Square, the assessment shows that two windows (out of seven) will experience VSC reduction of 24% and 22%. The rooms served by these windows would still remain fully compliant in relation to NSL, and therefore the impact is considered minimal. A third window (W7/22) as existing receives reduced daylight and the proposal would further exacerbate this to a VSC reduction of 79%. The window serves a room which has another two windows which remain unaffected by development. The room would still experience and BRE compliant daylight distribution, as measured by NSL.
- 9.13 Overall, the proposed development would generally retain adequate levels of daylight and sunlight across neighbouring building, except for some instances where additional impact would be caused, however this is not considered significantly harmful due to the orientation and the dual aspect nature of the units to result in the result in refusal of the scheme.

10. Sustainability and air quality

- 10.1 An Energy and Sustainability statement is required for the proposed scheme to demonstrates how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction and how appropriate carbon reduction measures have been adopted. In line with current London Plan requirements the proposed development should reach reduction in carbon emissions of 19% below Part L 1A (2013) and a further 20% reduction through the adoption of renewable technologies.

- 10.2 The Energy and Sustainability Statement submitted demonstrates that the proposed development would achieve an overall carbon reduction on site of 52% which exceeds the current requirements but does not achieve zero carbon and therefore a carbon offset of £6,270 in line with SAP10 calculations. This will be secured via a S106.
- 10.3 The proposal puts forward a highly sustainable scheme which incorporates adequate fabric improvements for a refurbished scheme. At Be Lean stage the proposal would achieve a 19.5% carbon reduction, at Be Green 32.5% carbon reduction. The building would use high performance building fabric, passive low energy design and low energy building services systems such as, Mechanical ventilation with heat recovery (MVHR), LED lighting and Waste Water Recovery (WWHR) in all units.
- 10.4 The building would be heated by Air Source Heat Pumps (ASHP), located at the mezzanine level on the external wall of the vehicle access route. The ASHP proposed are highly efficient and would only operate for heating purposes. Further details about the equipment and levels of vibration and noise would be secured by condition.
- 10.5 In relation to air quality, due to the proposed scale of development and elements of demolition proposed, a details Air Quality Assessment has been submitted. The assessment indicates that NO₂ and PM₁₀ concentrations at the site are within WHO guideline levels which meets policy requirements. The PM_{2.5} concentrations slightly exceed the WHO standards of 10µg/m³, however the council would not normally expect closed windows or filtration for this alone. Officers have assessed the information in line with the AQA modelling LAEI 2019 and found the results accurate. The proposal would include MVHR units for each flat, however no information about the location of air inlets has been provided, and therefore a pre-commencement condition would be attached to detail these.
- 10.6 In relation to dust risk from construction, the assessment shows medium risk, which triggers additional requirements by pre-commencement condition on air quality monitoring before and during the construction phase. The development would also be subject to a Construction Management Plan (CMP) which would include opportunity to provide mitigation measures relevant to the level of risk identified.

11. Transport and recycling

- 11.1 As required by policy T2, the proposed five new self-contained flats would be secured as car-free development, under a section 106 legal agreement. This would limit the availability of both off-street and on-street parking and reduce the traffic pressure in the area.
- 11.2 In line with policy T1 and London Plan standards, 9 long-stay and 2 short-stay cycle parking spaces would be required for the development. The proposed ground floor plan indicates that 9 vertical cycle racks would be provided within the dedicated cycle storage accessed via the pedestrian through access. Typically, we do not accept these types of cycle racks as they do not provide sufficient locking capabilities and not all users can lift their cycles. However, the submission suggests vertical bike stands with automated lift mechanisms, which allows the frame to be locked in addition to the two wheels, and therefore acceptable on these bases in this instance. To ensure adequate cycling provision a condition would be secured to provide proof of the cycle facilities post-implementation.
- 11.3 As the premises do not have a forecourt, a financial contribution for a 2 short-stay cycle parking on the public highway will be secured through section 106 legal agreement. Each Sheffield /Camden M stand would cost £255 and can accommodate 2 bicycles. As such, a 2short-stay cycle stand on the highway would be secured through section 106 legal agreement.
- 11.4 The footway directly adjacent to the site on Drummond Street is likely to sustain damage because of the proposed works. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. A highways contribution would need to be secured as a section 106 planning obligation if planning permission is granted. This would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on

completion of the development. A cost estimate for the highway works has been provided and is £5,300.

11.5 As stressed by consultation responses from neighbours, the application site is located within a sensitive area where there is already a very high level of construction activity taking place in association with the construction of the High Speed 2 rail link and various other construction sites in this area. Construction of the proposed development will therefore require very careful management. A Construction Management Plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and neighbouring community. The Council would seek to secure a CMP implementation support contribution of £9,455.63 and a Construction Impact Bond of £15,000 as section 106 planning obligations in accordance with Policy A1.

11.6 In terms of waste and recycling, the option of additional waste and recycling facilities within the refuse are at Tolmer's Estate has been explored, and currently unsuccessful. The proposed flats include provision of special designated storage space for waste and recycling internally, which will be brought down to the curb on collection days. Whilst this is not an ideal situation, it is found reasonable in this instance due to the site constraints.

12. Security

12.1 Given the existing undercroft, careful consideration is required in relation to the proposed lift doors and cycle facilities storage. Due to the location of development and proposed residential use a Secure by Design Accreditation would be required and secured by condition. Details of the lift doors and cycle storage would be required by condition to confirm SR2 security rated.

12.2 The undercroft has been confirmed to be used for anti-social behaviour (ASB) and further improvements to this in terms of lighting strategy would be secured by condition.

13. Recommendation

13.1 Planning Permission is recommended subject to conditions and Section 106 Legal Agreement covering the following Heads of Terms:

- Car-Free development
- Upfront payment for Affordable housing of £15,000
- Highways contribution (£5,300)
- Construction Management Plan (CMP)
- CMP Implementation Support Contribution and Construction Impact Bond
- Sustainability Plan and Carbon offset payment of £6,270
- Financial contribution for a £255 for a Sheffield/Camden M stand

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st October 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/1549/P
Contact:
Tel: 020 7974
Date: 26 October 2022

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

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Maddox Planning
33 Broadwick Street
London
W1F 0DQ
United Kingdom

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
155 Drummond Street
London
Camden
NW1 2PB

Proposal:

DECISION
Refurbishment of the existing building, new cladding, three storey rear extension and rear winter gardens, and two-storey extension above with front and rear balconies, cycle storage in undercroft storage, new planters, all to provide a total of five self-contained flats.

Drawing Nos: Design and Access Statement by Bureau de Chang; Planning statement by Maddox Planning dated 06/04/2022; Cover letter 06/04/2022 by Maddox Planning; Air Quality Assessment dated 25/03/2022 by Redmore Environmental; 673INT220210SK01; 673INT220210SK02; 673INT220210SK03; Daylight Sunlight Report by Point 2 dated March 2022; Energy and Sustainability Statement by Integration Consultancy dated 10/02/2022; Financial Viability Assessment by Bespoke Property Consultants dated March 2022; GLA Carbon Emissions Reporting Spreadsheet; A100 Rev P1; A101 Rev P1; A102 Rev P1; A103 Rev P1; A104 Rev P1; A105 Rev P1; A108 Rev P1; A110 Rev P1; A111 Rev P1; A112 Rev P1; A113 Rev P1; A114 Rev P1; A115 Rev P1; A116 Rev P1; A117 Rev P1; A118 Rev P1; A150 Rev P1; A200 Rev P1; A210 Rev P1; A300 Rev P1; A301 Rev P1; A310 Rev P1; A311 Rev P1; A312 Rev P1.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Design and Access Statement by Bureau de Chang; Planning statement by Maddox Planning dated 06/04/2022; Cover letter 06/04/2022 by Maddox Planning; Air Quality Assessment dated 25/03/2022 by Redmore Environmental; 673INT220210SK01; 673INT220210SK02; 673INT220210SK03; Daylight Sunlight Report by Point 2 dated March 2022; Energy and Sustainability Statement by Integration Consultancy dated 10/02/2022; Financial Viability Assessment by Bespoke Property Consultants dated March 2022; GLA Carbon Emissions Reporting Spreadsheet; A100 Rev P1; A101 Rev P1; A102 Rev P1; A103 Rev P1; A104 Rev P1; A105 Rev P1; A108 Rev P1; A110 Rev P1; A111 Rev P1; A112 Rev P1; A113 Rev P1; A114 Rev P1; A115 Rev P1; A116 Rev P1; A117 Rev P1; A118 Rev P1; A150 Rev P1; A200 Rev P1; A210 Rev P1; A300 Rev P1; A301 Rev P1; A310 Rev P1; A311 Rev P1; A312 Rev P1.

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 cladding is commenced, a sample panel of the facing new 'stone' composite demonstrating the proposed colour, texture, detailing of a typical section of the front elevation, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 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), ventilation grills, external doors and gates;
 - b) Notwithstanding the approved drawings, details including sections at 1:10 of the balustrade at mansard level shall be provided.
 - c) Lift doors and cycle storage to confirm SR2 security rating.
 - d) Lighting strategy for the undercroft area.

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 and to ensure that the development mitigates the risk of burglary and antisocial behaviour with the requirements of policies D1 and C5 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Prior to commencement of development excluding demolition and site preparation works, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the ASHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 8 Air quality monitoring should be implemented on site. No development shall take place until
- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies

- 9 The waste storage facility within each flat, shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter in full working order.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of Policy CC5 of the Camden Local Plan 2017.

- 10 Prior to the first occupation of any of the new units, the approved cycle facilities shall be implemented in their entirety and permanently retained thereafter. Photographs shall be submitted post implementation of the secure and covered cycle storage area proposed.

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

- 11 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Policy A4 of the Camden Local Plan 2017.

- 12 You are required to obtain Secured by Design Accreditation, prior to commencement of works, excluding demolition and site clearance.

Reason: To ensure that the development mitigates the risk of burglary and antisocial behaviour in accordance with policy C5 of the London Borough of Camden Local Plan 2017.

- 13 Before relevant part of work begun, details of the proposed plant equipment and lift and measures of sound and vibration attenuation shall be provided and approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the occupiers, adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 14 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 15 Prior to first use of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 16 Before Cladding is commenced, full details of the MVHR units as proposed demonstrating the proposed colour, detail and precise location, detailing of a typical section of the front elevation, shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies D1 and CC2 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 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.
- 3 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 6 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Supporting Communities Directorate