

Address:	11-15 King's Terrace London NW1 0JP		2
Application Number(s):	2021/3119/P	Officer: Jennifer Walsh	
Ward:	Regents Park		
Date Received:	25/06/2021		
Proposal:	Partial demolition and rebuilding of no.11-13 King's Terrace and demolition and rebuilding of no.15 King's Terrace, with the creation of a basement under both properties. Retention of office at basement and ground floor level and proposed 2 x residential units at first and second floor of no 11-13. Proposed residential mews house at no.15.		
Background Papers, Supporting Documents and Drawing Numbers:			
Existing: Site Location Plan; GDA-02; GDA-03; GDA-04; GDA-05; Front and Rear Elevations existing; GDA-07; GDA-08;			
Demolition Drawings: GDA_40; GDA_41; GDA_42; GDA_43; GDA_44; GDA_45; GDA_46; GDA_47; GDA_48;			
Proposed: GDA-30 Rev A; GDA-31; GDA- 20 Rev C; Front Elevation Proposed GDA-20 Rev C; 1719/PLAN/101 Rev P0; 1719/PLAN/102 Rev P0; 1719/PLAN/103 Rev P0; 1719/PLAN/104 Rev P0; GDA-22 Rev D; GDA-14 Rev C;			
Supporting Documents: Daylight and Sunlight to Neighbouring buildings and Proposed Accommodation May 2021; Energy Statement April 2021; Construction Method Statement for Subterranean Development MBP-8292-June 2021; Environmental Noise Survey and Acoustic Design Statement Report 28652/ADS1 5 March 2021; GDA- Heritage Statement September 2020; Design and Access Statement Rev A; Planning Statement June 2021; Design SAP Summary; Design SBEM Summary; Flood Risk Assessment October 2021; Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; GEA letter addendum 13693-07 dated 30 th March 2023; Basement Impact Assessment Audit by Campbell Reith dated June 2023;			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:	Agent:		
K Terraces Ltd. 11-13 King's Terrace London NW1 0JP	BB Partnership Unit 33-34 10 Hornsey Street Islington London N7 8EL		

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Class E	Office	399.6	195.2	- 204.4
Class C3	Residential	0	399.7	+ 399.7
Total		399.6	594.9	+ 195.3

Proposed residential use details						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Market	Flat		2			2
	House			1		1
	Total		2	1		3

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0
Cycle	0	5	+5

EXECUTIVE SUMMARY

The application site is No.11-15 Kings Terrace, two terraced buildings arranged over two storeys located within the Camden Town Conservation Area. The building occupies two historic plots and the proposal is to demolish 15 Kings Terrace and substantially demolish 11-13 Kings Terrace but retain the front façade.

The existing building at 11-13 makes a positive contribution to the conservation area through its scale, mass and contextual architecture on the front elevation. These same characteristics would be provided by the proposed replacement buildings, so overall the proposal would enhance the character and appearance of the conservation area.

The proposed architecture and contextual materials mean the proposed buildings would respond to other building frontages along the mews. The scheme would also include an increased basement / lower ground floor level which has been subject to an audit by Campbell Reith who consider it compliant with policy. The proposal would also secure notable carbon and energy benefits over the current building which suffers poor thermal performance.

The proposal would provide three new homes, contributing to the housing supply in the borough, and also contribute to affordable housing through a financial contribution to the Affordable Housing Fund.

OFFICER REPORT

Reason for Referral to Committee: The application involves the substantial demolition of a building considered to make a positive contribution to a conservation area [Clause 3(iii)].

1. SITE AND BACKGROUND

1.1 The host building is located to the East of Camden High Street. Between the High Street and Bayham Street, a series of mews run north south and one of those is King's Terrace. The host building is located within the Camden Town Conservation Area. These mews are now occupied with a mix of commercial and residential development. King's Terrace was built in the 1830s and is now a mix of traditional mews buildings as well as contextual modern architecture redevelopment sites. The mews is predominantly two-storey with a mansard level but to the rear of the mews, larger buildings of around 4-5 storeys front the high street.

1.2 There are two buildings which are included within the application site. 11-13 King's Terrace is a former industrial building which is currently used as an office in commercial use (class E). It is a brick building with a large window at ground floor level and two smaller long windows at first floor level. It has a tall pitched roof. The front elevation makes a positive contribution to the conservation area.

1.3 Number 15 is currently in Office use and is a modern interpretation of a mews building but is neutral and does not make a positive contribution to the conservation area. This building is a white rendered building with a mansard roof extension. It has a large single window at ground floor level and three casement windows at first floor level. There are no nearby listed buildings affected by the development. The buildings are located within the Camden Town Town Centre, but they are on the edge and not situated within a designated frontage. The buildings benefit from a PTAL rating of 6a (excellent public transport accessibility).

2. THE PROPOSAL

2.1 This application seeks planning permission for the following works:

- Substantial demolition of 11-13 King's Terrace to be replaced with a mixed use building, comprising an office and two residential homes with the front façade retained and enhanced.
- Full demolition of 15 Kings Terrace to be replaced by a single mews dwelling house.
- The new buildings would include excavation of a basement.
- The two buildings would have mansard roof extensions.
- Balconies are proposed to the front of 11-13 and to the rear of 15 King's Terrace to provide amenity space for the residential units.

3. RELEVANT HISTORY

The site

- 3.1 **PW9802367** – Erection of Victorian mahogany conservatory on rear elevation of house - Granted permission **23/06/1998**
- 3.2 **2020/0656/PRE** - *The proposal includes the demolition of no. 11-13 and no.15 King's Terrace and re-development of the offices as a single building with a basement and open plan office space over ground, first and second floors with a two bed residential unit at third floor.* – Advice was given and officers raised a number of concerns to the proposals in relation to the demolition of the existing building as well as the height, bulk, mass and detailed design of the proposed replacement building. Due to the bulk and mass of the proposal this would have a detrimental impact to neighbouring occupiers. Full analysis of a retention scheme should be considered. If a suitable design was considered, an appreciation of policy H2 would need to be considered and 50% of the proposed floorspace would need to come forward as residential accommodation. Dated 20th April 2020.
- 3.3 **2020/4708/PRE** - *Partial demolition and rebuild to create 3 x 3 bed mews style houses* – Advice was given and Officers considered the revised design and an acceptable way forward subject to some detailed changes, namely to the mansard roof extension to 11-13 and further design consideration to the front façade of Number 15. Further consideration should also be had to the inclusion of Class B1 office accommodation on the site and the concerns regarding the quality of accommodation at the ground floor should be addressed. Dated 24th December 2020.

4. CONSULTATION

Publicity

- 4.1 Site notices were displayed outside the site on 8th July 2021. A further consultation process occurred in January 2022 and site notices were put up outside the site and outside 28-30 Camden High Street on 21st January 2022. A press notice published in the Ham and High on 8th July 2021.
- 4.2 No comments were received from neighbours or local residents.

Statutory and other consultees

Thames Water

- 4.3 Comments received from **Thames Water** are summarised as follows:
- No objection subject to several informatives and conditions being attached to a permission.

Officer Response: Informatives 4, (ground water risk management), 5 (protection of underground assets), and 9(water pressure) are attached. Conditions 13 (protection of water main) and 12(Piling) are attached.

Camden Town CAAC

- 4.4 Had no objection to the proposals and commented with the following observations:

The proposed design is considered to be an appropriate response to the context of the mews, with adjustments to the existing facades to accommodate more appropriate glazing, well judged. The Committee queries the need for the basement at no. 13 and has concerns that this dwelling will end up being used as two units rather than a single one, overall the additional accommodation proposed is considered acceptable. The proposed textured brickwork and appropriate high quality window frames are considered integral to the success of the design.

Officer response: Noted. The need for the basement is a matter for the applicant subject to complying with the policy requirements and the development plan as a whole.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2021 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[Written Ministerial Statement on First Homes \(May 2021\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy H1 Maximising housing supply](#)

[Policy H2 Maximising the supply of self-contained housing from mixed-use schemes](#)

[Policy H4 Maximising the supply of affordable housing](#)

[Policy H6 Housing choice and mix](#)

[Policy H7 Large and small homes](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy A5 Basements](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC3 Water and flooding](#)

[Policy CC4 Air quality](#)

[Policy CC5 Waste](#)

[Policy TC2 Camden's centres and other shopping areas](#)

[Policy TC4 Town centre uses](#)
[Policy T1 Prioritising walking, cycling and public transport](#)
[Policy T2 Parking and car-free development](#)
[Policy T4 Sustainable movement of goods and materials](#)
[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Guidance

[Access for All CPG - March 2019](#)
[Air Quality - January 2021](#)
[Amenity - January 2021](#)
[Basements - January 2021](#)
[Design - January 2021](#)
[Developer Contribution CPG - March 2019](#)
[Employment sites and business premises - January 2021](#)
[Energy efficiency and adaptation - January 2021](#)
[Housing - January 2021](#)
[Town centres and retail - January 2021](#)
[Transport - January 2021](#)
[Water and flooding CPG - March 2019](#)

Other guidance

[Planning Statement - Intermediate Housing Strategy and First Homes \(2022\)](#)
[Camden Town Conservation Area Statement \(2007\)](#)

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use
8	Heritage and design
9	Basement
10	Quality of accommodation
11	Impact on neighbours
12	Transport
13	Access
14	Energy and sustainability
15	Flooding
16	Archaeology
17	S106 and CIL contributions
18	Conclusion
19	Recommendation

7. LAND USE

- 7.1 Proposed is the demolition of two existing office buildings to be replaced with office accommodation on the basement and ground floor with residential units above. A single family dwellinghouse, with a basement of an altered scale and design, is to be erected in replacement of the existing office building on 15 King's Terrace. The current office accommodation is proposed to be re-provided, albeit at a smaller amount included within the basement and ground floor unit of 11-13 King's Terrace.
- 7.2 Camden Local Plan (CLP) policy E1 aims to safeguard existing employment sites, and policy E2 resists the development of business premises unless they are no longer suitable. Policy TC2 focusses on retail and designated frontages in town centres, rather than office accommodation on outside of a designated frontage. TC4 is more general and looks to retain the character, function and vitality of town centre uses which include offices.
- 7.3 It is accepted that there is a reduction of office accommodation floorspace across the proposal, although the office use is nonetheless retained. Over the years there has been a change in the properties along King's Terrace as many of them have been converted into residential use in this location on the edge of the town centre, changing the character of the mews to a more residential led mixed use area. The application has been supported with information of falling demand of office accommodation in this area and the proposals provides the opportunity for small scale businesses to accommodate the revised commercial layout which the proposal offers. The proposal offers rationalised, purpose-built and accessible office accommodation across two floors which will be a welcome addition to the mews. Although the floorspace has reduced, the improved quality of the accommodation improves the chances of a more sustainable employment use at the site, suitable and well located for small businesses.
- 7.4 In order to meet the Council's strategic housing targets, policy H1 confirms that self-contained housing will be regarded as the priority land use within the Borough for the plan period. In order to support these aims, policy H2 encourages any development to include a proportion of self-contained housing (Use Class C3). There is a stricter requirement for development in Camden Town Town Centre to provide 50% of any floorspace uplift over 200sqm as self-contained homes. The uplift in this case is less than 200sqm (around 195sqm) but all the uplift is proposed as housing nonetheless, exceeding the policy expectation. As the application site is within the Town Centre (Camden Town) the proposed residential floorspace is supported and aligns with the priority for housing provision in well-connected areas.
- 7.5 The Housing Delivery Test (HDT) is an annual measurement of housing introduced by the government. It measures whether planned requirements (or, in some cases, local housing need) have been met over the last 3 years. The government's most recently published figure is for 2021, when the measurement for Camden was 76% - which means that Camden has to produce an action plan and apply a 20% buffer to our 5-year housing land

supply. The borough falls substantially short of what is needed for a 5-year supply at the moment. Consequently, the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is engaged, and there is a need to place great weight on the provision of housing in decision making. The NPPF indicates that applications should be granted unless their adverse impacts would significantly and demonstrably outweigh their benefits when assessed against NPPF policies as a whole.

7.6 The proposed dwellings would contribute towards the strategic objectives of the Local Plan and contribute to the borough’s housing, which should be given significant weight, albeit there are only three units proposed.

7.7 In order to maximise the supply of affordable housing within the Borough, policy H4 (Affordable housing) requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. For schemes of less than 25 additional homes such as this, policy H4 confirms that a sliding scale will be applied to calculate the expected provision as a percentage of the overall residential uplift.

7.8 Policy H4 is clear that a payment-in-lieu is acceptable for developments with capacity for fewer than 10 additional dwellings (assuming 100sqm per dwelling), so a payment would be considered acceptable in this instance. The uplift of residential accommodation of 399.7m2 creates capacity for four homes. Given the proposed residential uplift of 399.7sqm, the sliding scale in Policy H4 (d) applies, starting at 2% for one home and increasing by 2% for each home added to capacity. The additional residential area would have capacity for four homes which equates to a target of 8% affordable housing on the sliding scale.

7.9 Applying the payment in lieu of £5,000 per sqm set out in Housing CPG, the total payment under the policy target would be £159,880 as set out below:

Additional residential floorspace (GIA sqm)	Capacity (rounded floorspace addition/100sqm)	Affordable housing % target	Affordable housing floorspace target	Payment in lieu required
399.7	4 new homes	8%	8% x 399.7 = 31.976sqm	31.976sqm x £5,000 = £159,880

7.10 Therefore, in line with policy for an affordable housing contribution, a contribution of £159,880 will be **secured by section 106 agreement**.

8. HERITAGE AND DESIGN

8.1 Local Plan Policy D1 states: The Council will seek to secure high quality design in development, ensuring it respects local context and character while preserving or enhancing the historic environment and heritage assets in accordance with Policy D2 Heritage. Details and materials should be high quality and complement the local character and integrate well with the surrounding streets.

- 82 Local Plan Policy D2 requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 83 In considering development that affects a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 84 Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.
- 85 The character and appearance of the conservation area (CA) is defined in the conservation area appraisal and management plan. It describes King's Terrace as being predominantly two storey buildings which give the narrow passage of the mews, and other mews in the CA, their special scale. This part of the conservation area derives its significance from the narrow mews behind the primary road of the high street, with the road surface laid as setts, and an eclectic mix of brick mews buildings of a consistent height and scale.
- 86 The terraced property at 11-13 King's Terrace forms part of a wider historic mews. The building is located in Camden Town Conservation Area and is noted in the adopted Conservation Area Appraisal and Management Plan from 2007 to make a positive contribution to the area.
- 87 Whilst the building does have some merit to the conservation area, this is limited and reflected more in its overall scale, massing, and orientation as part of a industrial mews which fits in with the overall townscape and character. However, due to the retention and enhancement of the front façade, particularly the lower part of the façade, these positive characteristics would be retained and repeated in a new development.
- 88 No. 15 King's Terrace is not mentioned within the Conservation Area Appraisal but it is considered to have a neutral impact. The proportions and overall appearance generally match the rhythm of the street. Whilst the host building has a higher parapet than the other buildings on this this side of the road, this additional height is mitigated by the shallow pitch of the roof in contrast to the more vertical roof additions of its neighbours.



Figure 1: Existing (top) and Proposed (bottom) Street elevation

- 8.9 The retention of the front façade of the building 11-13 is welcomed. The inclusion of the ground floor window and enhancements to the second-floor windows complement the host property as well as the wider street scene.
- 8.10 A traditional Mansard roof is set off the proposed parapet and an accessible amenity space is proposed for the two residential units. The proposed flat roof mansard enhances the building and complements the wider streetscene.
- 8.11 Number 13 proposes to take a modern approach to a traditional mews property. The openings are larger than the existing building, however, the modern approach complements the wider streetscene and does not detract from its more traditional neighbour. It is higher quality with more carefully considered proportions than some of the other more recent buildings in the mews.
- 8.12 To the rear of the site, the buildings are only viewed from private vantage points from properties which front Camden High Street. The existing building projects one storey above the existing party wall which accommodates a single storey extension to the rear of the application site. The proposal will seek to add additional height to the rear due to the addition of a mansard roof extension to both properties. As the proposal would read as a traditional mansard, as

already common along this terrace, the additional height is considered acceptable.

- 8.13 A condition is recommended for all facing materials, windows and the proposed metal cut gates to the front entrances at ground level are to be agreed (condition 5).
- 8.14 One of the current buildings makes a limited positive contribution to the character and appearance of the conservation area, mainly because its overall scale, massing, and orientation as part of a mews. The replacement buildings incorporate all of these positive characteristics whilst also providing a modern interpretation of a mews building which fits in with the street. The principle of the substantial demolition of the positive contributor (a non-designated heritage asset) has been an important consideration throughout the process of the application, but officers consider that the works overall preserve the asset's significance through the façade retention. Likewise, the scheme retains and replicates the positive elements of the buildings that contribute to the significance of the conservation area. It is also considered that the proposal enhances the appearance of 15 King's Mews. Therefore, overall, there is no harm to the character and appearance of the conservation as required by Local Plan policies D1 and D2, and the provisions of the NPPF.

9. BASEMENT

- 9.1 Policy A5 of the Camden Local Plan states that developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Furthermore, the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.
- 9.2 In determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).
- 9.3 The Council requires applicants to demonstrate that proposals for basements:
- a. Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
 - b. Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
 - c. Avoid cumulative impacts;
 - d. Do not harm the amenity of neighbours;
 - e. Provide satisfactory landscaping, including adequate soil depth;

- f. Do not harm the appearance or setting of the property or the established character of the surrounding area;
- g. Protect important archaeological remains; and
- h. Do not prejudice the ability of the garden to support trees where they are part of the character of the area.

94 The proposed building will include a single level basement to a depth of 3m below ground level. The proposed basement would extend the full depth (front to back) of the two buildings, with some lightwells at the rear. The building currently occupies full site coverage. Therefore, the proposal is to extend the basement under the existing building and does not hit the requirement in relation to proportions of excavation into the garden, as the current property does not benefit from one.

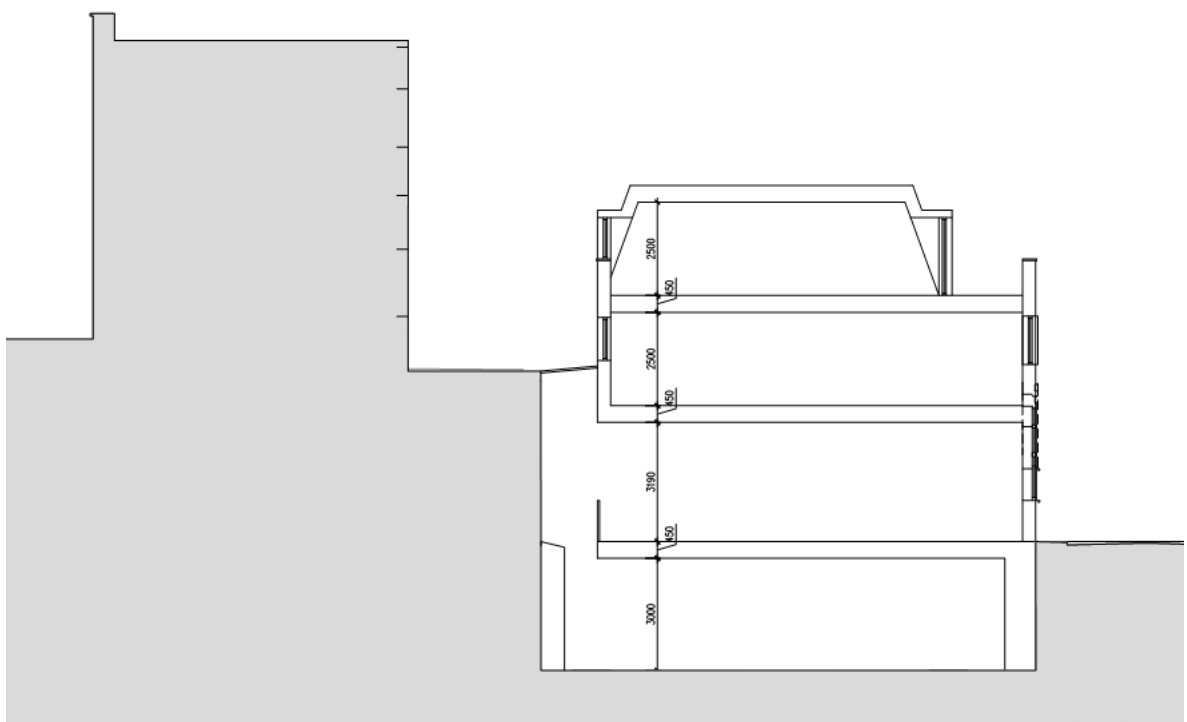


Figure 2: Section showing the area being excavated below street level

95 A number of documents were submitted by the applicant in support of the basement proposal, of most relevance is the Basement Impact Assessment (BIA). The Council's independent auditor Campbell Reith has reviewed these documents. The review process has taken a long time due to requested clarifications and calculations being required from the applicant. Campbell Reith undertook an initial review and asked for clarifications, before publishing their final report in June 2023 confirming the basement proposals were acceptable. They audited the applicant's submission detailing the potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Camden's policies and technical procedures.

- 96 The independent audit from Campbell Reith confirmed that the BIA was carried out by individuals with suitable qualifications; the screening and scoping assessments were undertaken in accordance with the Council's CPG Basements; that impacts on adjacent properties would be limited and mitigated as part of design development; impact on groundwater flow would be very low and the development is not anticipated to impact the hydrological environment.
- 97 The screening report identified that King's Terrace is at risk from surface water flooding and a Flood Risk Assessment has been undertaken. The recommended flood risk mitigation measures should be implemented within the final scheme.
- 98 Overall, the basement is in proportion to the host building and sits below the footprint of the two proposed building. Subject to the attached conditions requiring a qualified engineer to oversee the development (condition 3) and securing compliance with the BIA and audit (condition 4), as well as a construction management plan (CMP) **secured by S106 legal agreement**, the proposed basement would not cause harm to neighbouring properties, structural, ground, or water conditions of the area, the character and amenity of the area or the architectural character of the proposed building.

10. QUALITY OF ACCOMMODATION

- 101 The Councils Policy D1 requires new residential development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, outlook, natural light and amenity space. It is also expected that suitable facilities are provided for storage, recycling, refuse, cycle storage; and private outdoor amenity space. Since the publications of the Minimum space standards for new development (2015), all new residential units are expected to feature internal floor areas in line with the nationally described space standards.
- 102 The residential properties offer three large units which meet and exceed the national internal space standards.
- 103 As discussed further within this report, a Daylight and Sunlight Report has been submitted in support of the application. This confirms that all the proposed habitable rooms would achieve lighting above the BRE recommended values set out in the guidance at the time the scheme was designed and submitted. The standards have been updated since this, but these are more difficult and onerous to achieve, especially in dense town centre locations such as this where new housing is expected to be delivered. Nonetheless, the older standards are met and overall, a good standard of daylight would be achieved within all the proposed residential units. The units are also dual aspect with an area of outside amenity space which is welcomed. Outlook to the rear is limited and restricted, but this is characteristic of the historical mews and reflects the local context so is considered acceptable. Overall, the residential units are a good standard of accommodation in a well-connected area.

11. IMPACT ON NEIGHBOURS

11.1 Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; and noise and vibration.

Daylight/sunlight/overshadowing

11.2 A daylight/sunlight report was submitted with the application which details the impact on surrounding properties. The report confirmed that the amenity values of daylight and sunlight to the neighbouring residential properties would be retained to a level that would satisfy the BRE Criteria.

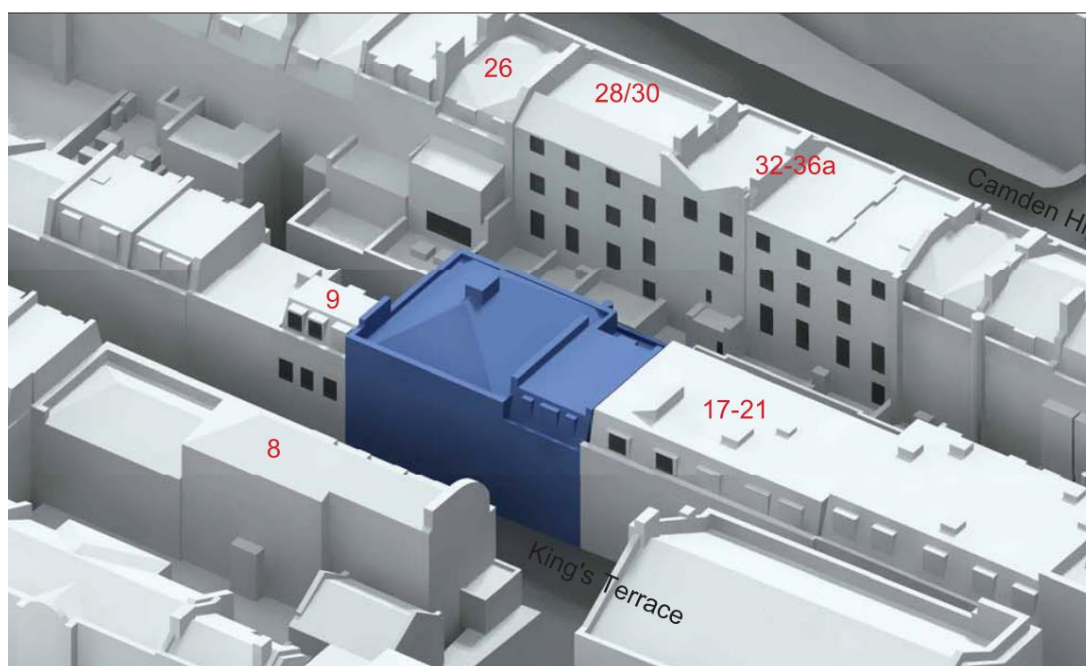


Figure 3: Properties tested for light impact

11.3 Of the neighbouring windows tested, all would be BRE compliant and no adverse effect would occur. Therefore, the proposal would not constitute undue harm in terms of daylight/sunlight, and surrounding adjacent properties would continue to receive good levels of light.

Outlook and privacy

11.4 Whilst, the redevelopment property would sit taller than the existing properties, given its extension would be at mansard roof level and would remove the existing pitch away from the neighbouring properties, it is not considered to unduly impact on neighbouring outlook.

11.5 The application site is surrounded to the rear by residential developments, with a large number of windows and private amenity spaces which look towards the application site. The current distance between the application site and the properties fronting Camden High Street is 5m, which is tight but reflects the general arrangement along the mews and the terrace. Currently, the existing

building has windows fronting the properties to the rear at first floor level only. These windows are obscured glazed. Through the introduction of a mansard roof extension, additional windows are proposed. A roof terrace is also proposed to this elevation. It is accepted that this is a close relationship however, it is an existing relationship and part of the local context in this dense and tight urban grain. A condition (condition 19) is recommended to ensure that the proposed rear windows are obscured glazed to a height of 1.7m to ensure that the overlooking is not exacerbated in any way.

- 11.6 The provision of balconies to the rear at first floor is an integral part of the design of the building and will provide some increased opportunity for overlooking. However, the main impact would be on 32-36 Camden High Street, but this close relationship is existing and continues along the wider terrace. Whilst it is inevitable that the change of use, additional windows and additional height of the proposal would result in some additional levels of overlooking, the proposal has been designed to reduce the impact on neighbours in this regard, and through the condition require the additional windows to be obscured glazed, the loss of privacy is considered not to result in undue harm to neighbouring amenity in compliance with Local Plan policy A1.

Noise

- 11.7 It is proposed to replace an existing office building with residential units on the upper floors and a single mews house. Given the intensity of the proposal would be similar to the existing situation, it is not anticipated that unduly harmful levels of noise would result. The building will be served by Air Source Heat Pumps which can result in noise and vibration to the rear of the proposal, although modern units are increasingly quiet and require less mitigation. These are proposed to be placed on the rear and roof of the building. Condition 8 requires details of the Air Source Heat Pumps, including any enclosure required. Condition 6 limits the noise emitted by all plant to ensure it remains below background noise levels as detailed within the submitted Acoustic Report.
- 11.8 Steps taken to reduce the noise impacts of the development during construction would be secured through the Construction Management Plan (CMP) **secured by S106 legal agreement.**

Light pollution

- 11.9 It is unlikely that the proposal would have any harmful impact on light pollution given the amount of glazing, the scale of windows and design of the proposal and amount of glazing proposed. It is in a town centre which is well lit, but the darker mews character would be preserved due to the sale of windows and the buildings.

Conclusion

- 11.10 Given the above, the proposal is considered to comply with policy A1 of the Camden Local Plan, and no undue harm to neighbouring amenity would be caused as a result of the proposed development subject to conditions.

12. TRANSPORT

Car free

- 121 Adopted policy T2 states that a strategic aim of the Council is to limit the opportunities for parking within the borough in order to reduce car ownership / use to bring about reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling. Therefore the Council will now “require all new developments in the borough to be car-free”. Due to the fact that development would involve the creation of a new residential units, the Council would require that car-free development was sought for the proposed dwellings and office accommodation. This would be secured by legal agreement for the resulting units to be car-free (and therefore not eligible for parking permits within the CPZ). The development would be secured as car-free via a Section 106 Legal Agreement.

Cycle parking

- 122 Secure, accessible, and covered cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan requires a minimum of 2 long stay cycle spaces for each residential units and 2 additional long stay cycle parking spaces for the office accommodation.
- 123 The proposed plan indicates 4 cycle parking spaces provided internally at ground floor level for the office accommodation, 2 for the 2 residential flats and a further 2 spaces for the single mews house. All cycle spaces are to be accommodated at ground floor level, internally. The office spaces and the residential flats are to be located off an internal corridor. The two to the mews building are to be accessed directly off the mews. Whilst there are 2 less than required for the residential flats, due to the site constraints and the design implications on the ground floor, the proposed cycle parking is acceptable in this instance. Condition 20 requires this to be provided before occupation.

Construction Management Plan (CMP)

- 124 The site is accessed via a small mews off a one way street of Plender Street.. Due to the sensitive location of the site, the amount of demolition and construction works, a construction management plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and the neighbouring community. There is limited information available at this stage, but construction at the site is achievable with other schemes in the area being effectively managed. The terrace itself is wide enough to include an enclosure while maintaining access. Plender street, providing access to the terrace, is a relatively wide one-way road with a counterflow bike lane. It includes loading and servicing bays. It connects one-way Camden High street (a red route with loading bays) to one-way Bayham Street (which has residents' bays that could be used if needed).
- 125 A CMP implementation support contribution of £4,075.60 and a Construction Impact Bond of £8,000 would be **secured by section 106 legal agreement in**

accordance with Policy A1. The Council has a CMP pro-forma which must be used once contractors have been appointed. The process also requires the developer to liaise with local residents and businesses prior to submission of the detailed CMP once the contractors are appointed. The developer would then work with officers and local interested parties to ensure an effectively managed demolition and construction programme. Subject to those obligations within the legal agreement, the development impact would be adequately controlled in accordance with the development plan.

Highways contribution

- 126 The mews directly adjacent to the site is likely to sustain damage because of the proposed demolition and construction works. A highways contribution would need to be **secured as a section 106 legal agreement** if planning permission is granted. This would allow the Council to repave the mews 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 at £3,543.21 by the Highways team and this would be secured by legal agreement. The basement excavation would be close to the highway and so an Approval in Principle would need to be secured to ensure adequate protection of the highway and associated structures can be checked by the council's highways engineer. The Approval in Principle and the supporting contribution of £1,938.83 would be **secured by s106 legal agreement**.

Conclusion

- 127 Overall, the scheme would have an acceptable impact on transport in compliance with the development plan, subject to a series of mitigating measures and planning obligations.

13. ACCESS

- 131 The London Plan and Camden Local Plan recognise that a genuine choice of homes should be provided in terms of both tenure and size, and provision should be made for affordable family housing, wheelchair accessible housing, and ensuring all new housing is built to Building Regulations Part M. This is reflected in CLP policies H6 and C6 which deal with accessible homes and access for all.

- 132 Whilst there are steps up to the residential accommodation, the units are of a good size and it is considered that a lift could be included within the proposed floorplan if required at a later date. They can be adapted to provide greater accessibility, providing simple layouts. Condition 9 secures construction in accordance with Part M4(2) of the Building Regulations.

14. ENERGY AND SUSTAINABILITY

- 14.1 Policy CC1 requires that all proposals for substantial demolition and reconstruction should be justified in terms of the optimisation of resources and

energy use in comparison with the existing building. The existing buildings suffers poor thermal performance. This would make refurbishment to modern standards very difficult without significant levels of demolition to facilitate it. The existing materials are of poor quality and there are lightweight roof trusses and corrugated cladding which contribute to a highly inefficient building. No 15 consists of uninsulated cavity wall construction. The mansard roof and dormer windows are in a poor state of disrepair. Across both building, the existing floors would not meet the adequate loading for a refurb and therefore, they would need to be strengthened and upgraded, effectively being rebuilt. Consideration has been had to the retention of the building, however, only the front façade can be retained due to the poor quality of the existing materials. Due to the application not being a major application there is no requirement for a Whole Life Carbon Assessment to be provided in support of this application.

- 142 Although the existing buildings, with their poor energy performance and inadequate loading, would be difficult to adapt and refurbish without significant levels of demolition, the fabric can be reused and recycled, rather than just sent to landfill. This would again improve and optimise the use of materials and resources on site that would otherwise result from the demolition. Condition 10 will require 95% of waste to be diverted from landfill, in compliance with the Institute for Civil Engineer's Demolition Protocol, and target re-use demolition materials (such as crush masonry and use as a sub-base) in line with planning guidance and the new London Plan.
- 143 Policy CC1 requires all development to reduce CO2 emissions in line with the energy hierarchy. For schemes of this scale, they should be achieving 19% overall reduction beyond the Building Regulations requirements on site, with a 20% reduction at the Be Green stage (renewables) under the Local Plan. The scheme would exceed those targets, achieving a 32.18% overall reduction beyond the Building Regulations requirements on site, with a 20.68% reduction at the be green stage (renewables) using air source heat pumps (ASHP) and Solar PV panels. Further reductions are achieved at the Be Lean stage with energy efficiency measures alone achieving 14.5% reductions. Compliance with these targets, as a minimum, would also be secured as part of the **Energy Strategy secured by a s106 legal agreement**.
- 144 Passive measures have been employed such as high insulation levels and high performance glazing, along with external shading to windows. The proposal includes active measures like mechanical ventilation with heat recovery and low energy lighting.
- 145 The applicant has stated that there is space for PV panels on the roof and have shown a suitable area on the roof plan. Given the additional environmental benefits from PV panels, and the potential to further reduce carbon impacts, a condition would be attached seeking details of feasibility and specifications for PV panels (condition 7).
- 146 Air Source Heat pumps are being used for the commercial space, whilst it has been explored for the residential, the site constraints have discounted it from

the proposal. Condition 8 will require details as to the local and encloser proposed for the ASHP to the rear of the property.

- 14.7 The new house will be required to comply with a condition that limits total water use to 110 litres/person/day (condition 11). Overall, the energy and sustainability benefits are notable and in compliance with the development plan, providing an improvement to the current buildings.
- 14.8 The scheme could, through the level of construction works, have impacts on air quality due to the types of machinery employed. Condition 14 would ensure that any No non-road mobile machinery (NRMM) used during the demolition and construction process is compliant and registered on the NRMM register.
- 14.9 The development has reduced its emissions and energy demand following the hierarchy in line with the Local Plan requirements and it is therefore considered acceptable.

15. FLOODING

- 15.1 Campbell Reith's audit accepted that the area is at risk to surface water flooding and a Flood Risk Assessment has been submitted. Flood risk mitigation measures are proposed with the impacts from surcharged sewers. They determined the proposed development will not increase the risk of flooding in the surrounding environment.
- 15.2 In line with policy A5, basement schemes should not include habitable rooms and other sensitive uses in areas prone to flooding. Whilst there is no evidence that the site was directly affected by historical local flood events, caution should be exercised. Nonetheless, the basement area only includes office accommodation and a gym.
- 15.3 In line with the comments from Thames Water, the Flood Risk Assessment states that the site should be fitted with a positive pumped device so that it will be protected further from sewer flooding.

16. ARCHAEOLOGY

- 16.1 There are no archaeological assets on or near the site according to the desk studies. The site is not located within an Archaeological Priority Area. There is therefore a low potential to find archaeological activity on the site. Nonetheless, given the former industrial nature of the mews condition 15 is recommended which requires monitoring of land contamination during works in order to protect health and amenity of future occupiers.

17. S106 AND CIL CONTRIBUTIONS

- 17.1 The proposed development would be CIL liable. CIL payments will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and

late payment. CIL charges are subject to indexation in line with the construction costs index.

- 172 Details of the S106 financial contributions are set out in the report and below:
- Affordable housing – payment in lieu £159,880
 - Construction Management Plan and associated Implementation Support Contribution of £4,075
 - Construction Impact Bond of £8000
 - Highways contribution – £3,543.21
 - Approval in Principle and associated cost of £1,938.83

18. CONCLUSION

- 181 Given the above assessment the proposal is considered to represent a high-quality piece of architecture and would be appropriate to the surrounding context, preserving and enhancing the character and appearance of the conservation area.
- 182 The proposal is a favourable sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above.
- 183 The proposed development is in general accordance with policies of the development plan and the National Planning Policy Framework (2021). The application has also been considered in respect of the NPPF tests for impact on heritage assets, as set out in paragraphs 202 and 203 (see front of agenda pack). Whilst Officers identify there to be no harm to the significance of the non designated heritage asset, the public benefits of the scheme have been considered and taken into account in making the recommendation. If members of the committee consider there to be harm to heritage assets, there are several key public benefits that may be capable of outweighing such harm.
- 184 The proposal would provide three new homes, contributing to the housing supply in the borough, and also contribute to affordable housing through a financial contribution to the Affordable Housing Fund. It would also provide purpose built, small scale office accommodation suitable for SMEs which is welcomed in this location. The enhancements which the redevelopment of number 15 King's Terrace will make to the streetscene have also been considered. The proposal secures the site's optimum viable use and contributes to the wider streetscene.
- 185 The proposal is a sustainable development that is in accordance with relevant National and Regional Policy, the Camden Local Plan, Camden Planning Guidance and other supporting policy guidance for the reasons noted above. It is therefore recommended for approval for planning permission subject to conditions and Section 106 legal agreement.

19. RECOMMENDATION

19.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with heads of terms set out in the report and below:

- Car-free development
- Affordable housing – payment in lieu £159,880.00
- Construction Management Plan and associated Implementation Support Contribution of £4,075
- Construction Impact Bond of £8000
- Highways contribution – £3,543.21
- Approval in Principle and associated cost of £1,938.83
- Energy Strategy, including sustainability assessment and post construction review

20. LEGAL COMMENTS

20.1 Members are referred to the note from the Legal Division at the start of the Agenda.

21. CONDITIONS

1 Three years to commence works

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 Plans and documents

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: Site Location Plan; GDA-02; GDA-03; GDA-04; GDA-05; Front and Rear Elevations existing; GDA-07; GDA-08;

Demolition Drawings: GDA_40; GDA_41; GDA_42; GDA_43; GDA_44; GDA_45; GDA_46; GDA_47; GDA_48;

Proposed: GDA-30 Rev A; GDA-31; GDA- 20 Rev C; Front Elevation Proposed GDA-20 Rev C; 1719/PLAN/101 Rev P0; 1719/PLAN/102 Rev P0; 1719/PLAN/103 Rev P0; 1719/PLAN/104 Rev P0; GDA-22 Rev D; GDA-14 Rev C;

Supporting Documents: Daylight and Sunlight to Neighbouring buildings and Proposed Accommodation May 2021; Energy Statement April 2021; Construction Method Statement for Subterranean Development MBP-8292- June 2021; Environmental Noise Survey and Acoustic Design Statement Report 28652/ADS1 5 March 2021; GDA- Heritage Statement September 2020; Design and Access Statement Rev A; Planning Statement June 2021;

Design SAP Summary; Design SBEM Summary; Flood Risk Assessment October 2021; Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; GEA letter addendum 13693-07 dated 30th March 2023; Basement Impact Assessment Audit by Campbell Reith dated June 2023;

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

3 Basement works - qualified chartered engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: Development must not commence before this condition is discharged to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

4 Basement works – in compliance with BIA

The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Audit ref:13398-86 dated August 2021; BIA report J21098 Rev 2 dated April 2022; and GEA letter addendum 13693-07 dated 30th March 2023; all by Geotechnical & Environmental Associates Limited (GEA)) hereby approved, along with the associated supporting documents and measures set out in the Basement Impact Assessment Audit by Campbell Reith dated June 2023; and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: Development must not commence before this condition is discharged to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

5 Further details - Materials

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 windows (including jambs, head and cill), reveals, doors, and external gates.
- b. Sample panel of the proposed brickwork, tiles, and external finishes to show type, colour, bond, mortar mix, joint and pointing, to be provided on site.
- c. Details and a sample of Metal entrance gates, to be provided on site.

The development shall thereafter be carried out in full accordance with the approved details and sample materials.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

6 Noise limits

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To protect the amenity of the surrounding premises and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

7 Further details - PV feasibility

Prior to commencement of development other than demolition, site clearance and preparation, a feasibility assessment with the aim of maximising the provision of solar photovoltaics on the green roof should be submitted to and approved in writing by the local planning authority. The assessment shall include recommendations and, where feasible, details of the following:

- Layout and sections of PV panels
- Sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used

Any measures shall be fully provided in accordance with the approved details prior to occupation, and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure the development provides adequate on-site renewable energy, a high-quality green roof, and 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.

8 Further details - Air Source Heat Pumps

Details of the Air Source Heat Pumps and associated equipment (including drawings and data sheets showing their location, acoustic enclosure, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving) shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering system and commitment to monitor performance of the system post construction. A maintenance schedule for each system shall be provided. The equipment, including the enclosure, 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 and efficient energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

9 Adaptable housing (Building Regulations optional requirement M4(2))

The residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

10 Reuse and recycling of demolition waste

The demolition hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

11 Water use (Building Regulations optional requirement)

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day internal and 5litres/person/day for external use (110L in total). 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.

12 Piling method statement

Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

13 Protection of the Water Main

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction.

Reason: To protect the existing water infrastructure, in accordance with policy CC3 of the Camden Local Plan 2017.

14 No non-road mobile machinery (NRMM)

All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy GG3 and SI 1 of the London Plan 2021.

15 Land contamination monitoring

If during development, contamination by asbestos or asbestos containing materials is found to be present at the site, then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To safeguard future users or occupiers of this site and the wider environment from risks associated with contaminants and ensure the environmental risks have been satisfactorily managed, in accordance with policies D1 and A1 of the Camden Local Plan 2017.

16 Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargement, improvement, alteration, building, or enclosure (currently permitted by Part 1 and Part 2 of Schedule 2 to the Order) shall be carried out or erected without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenity of the area, to ensure that the external appearance of the building is satisfactory, to avoid overdevelopment of the plot, and to protect the character and appearance of the conservation area in accordance with policies G1, D1, D2 and A1 of the Camden Local Plan 2017.

17 No external fittings on the building

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without details first being submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant part of the works. The relevant part of the works shall be carried out in accordance with any approved details.

Reason: To safeguard the visual amenity of the area, to ensure that the external appearance of the building is satisfactory and to protect the character and appearance of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

18 Air source Heat Pump

Prior to first use of the air source heat pump hereby approved to the residential units, the active cooling function shall be disabled on the factory setting and the air source heat pump 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.

19 Obscured Glazing

All rear windows to the development hereby approved shall be obscure-glazed to a height of 1.7m above the floor of the room in which the window is installed. The obscured glazing shall be fitted prior to occupation of the relevant unit, and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

20 Cycle parking to be provided

The cycle parking shown on the approved plans shall be provided in full prior to the occupation of the development hereby permitted and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the Camden Local Plan 2017.

22. INFORMATIVES

- 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 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.

- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 5 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near Thames Water pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- 6 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.
- 7 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.
- 8 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.

- 9 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.





View of no.11-13 King's Terrace



View of no.15 Kin's Terrace



View of rear of no.11-13 King's Terrace



View of rear of King's Terrace



View of rear of no.11-13 King's Terrace



No. 11-13 First Floor



No. 15 Second Floor



Existing Street Elevation



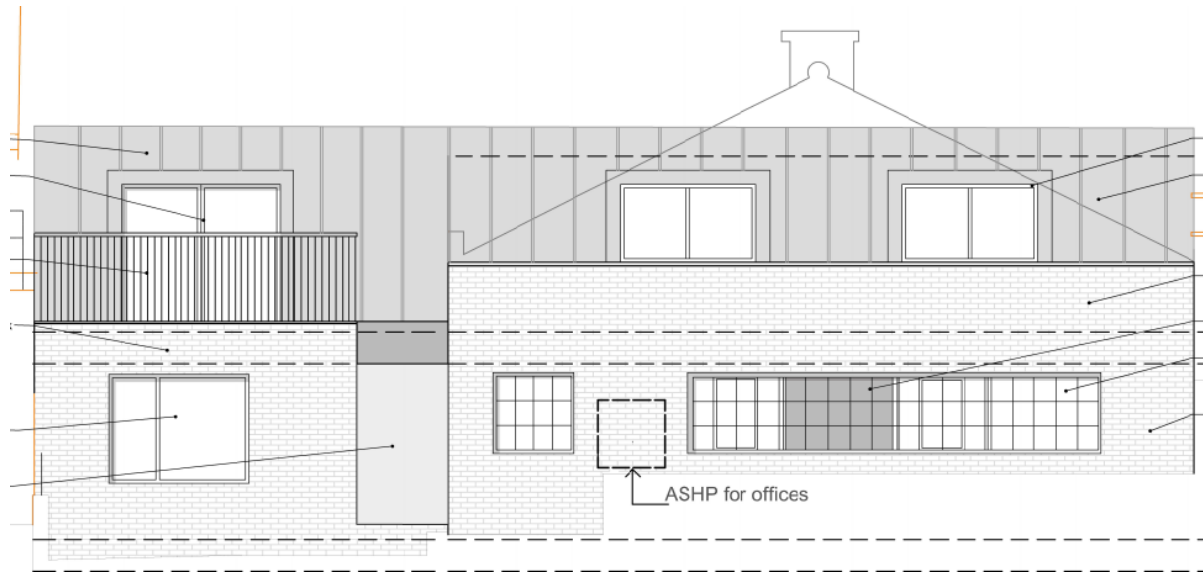
Proposed Street Elevation

No. 11-13

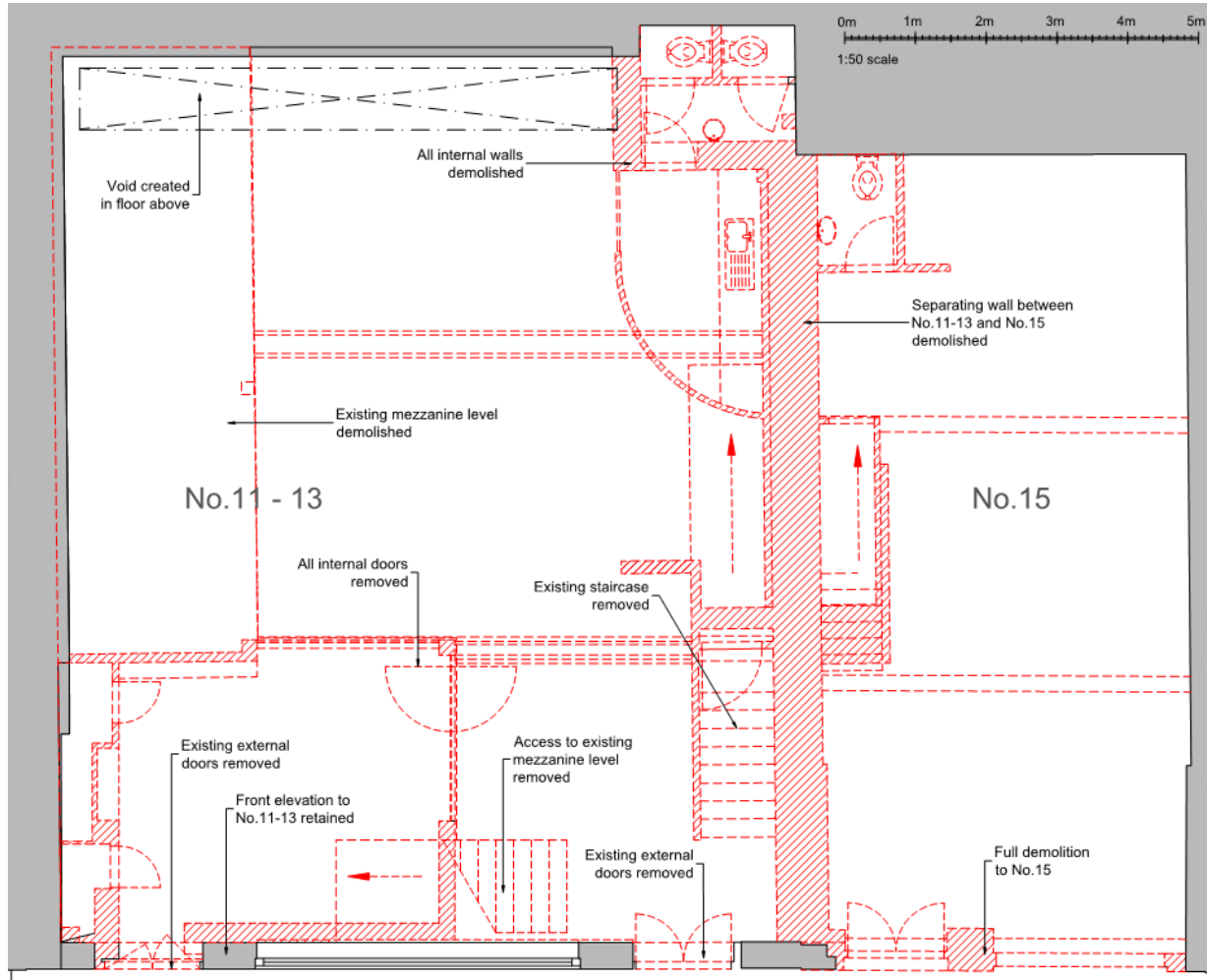
No. 15

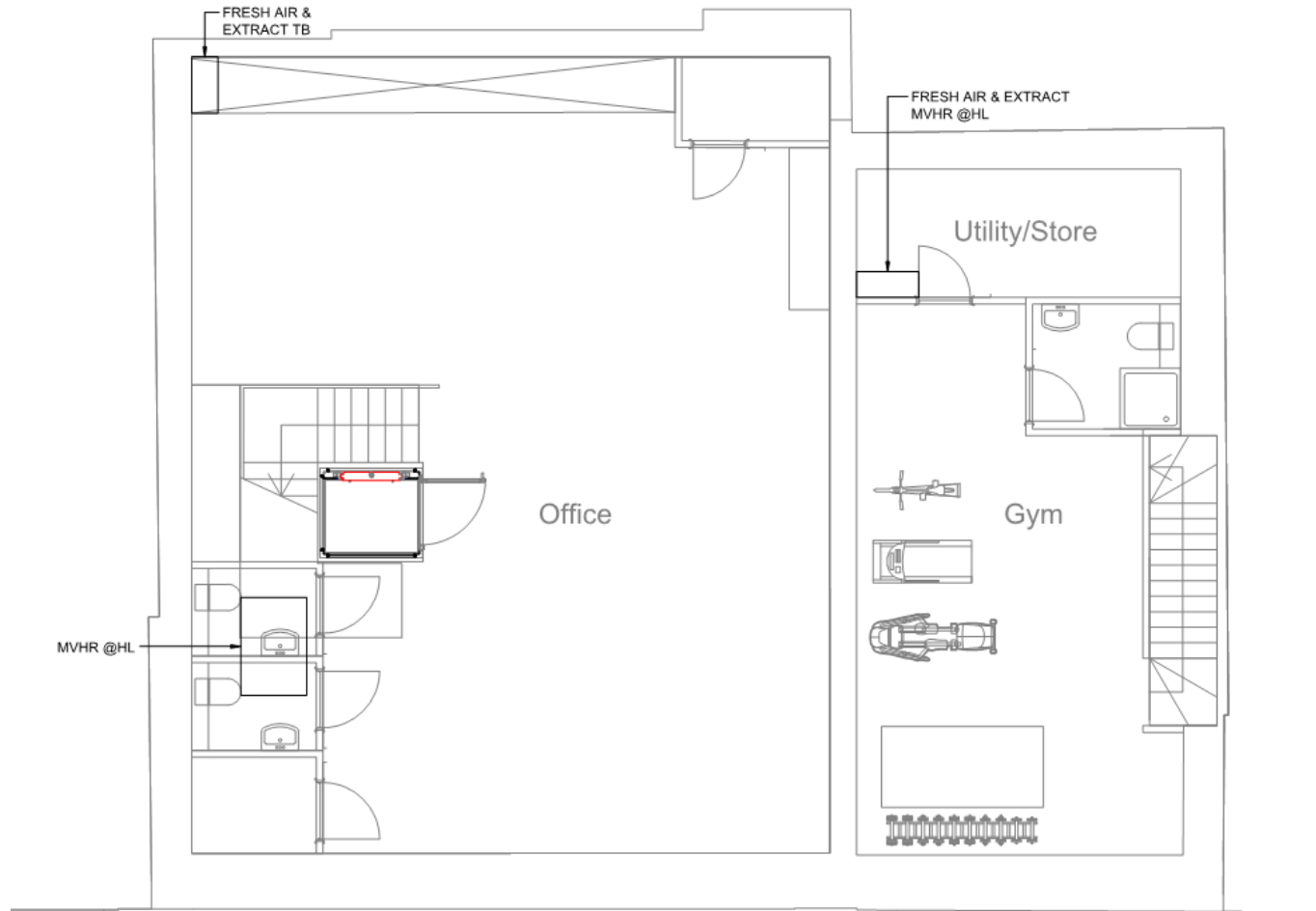


Existing Rear Elevation

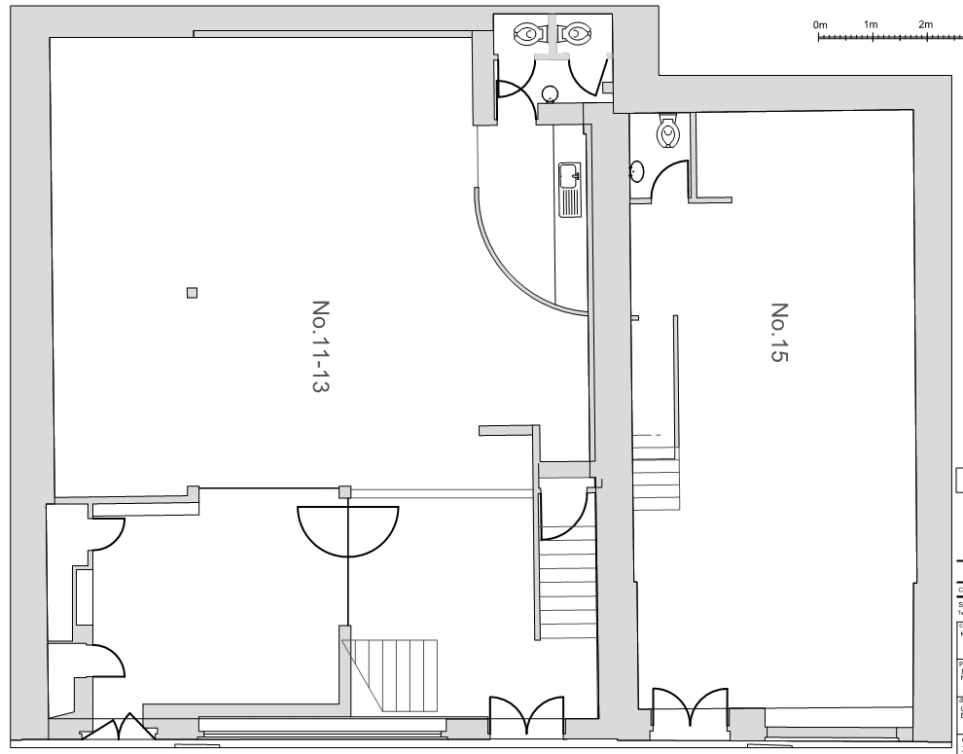


Proposed Rear Elevation

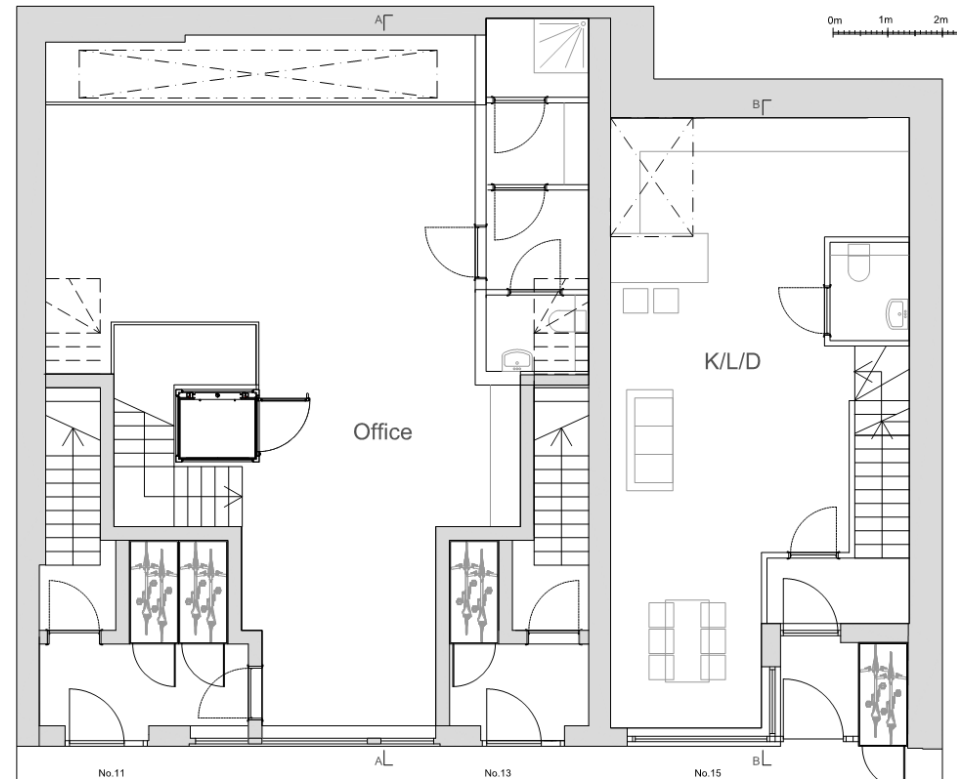




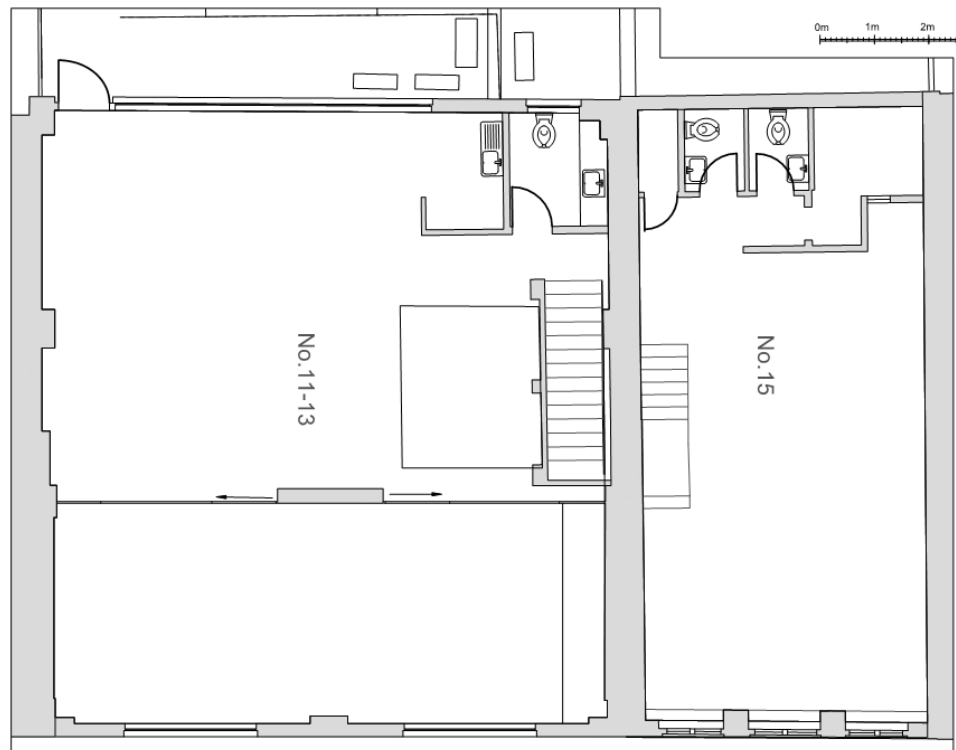
Proposed basement



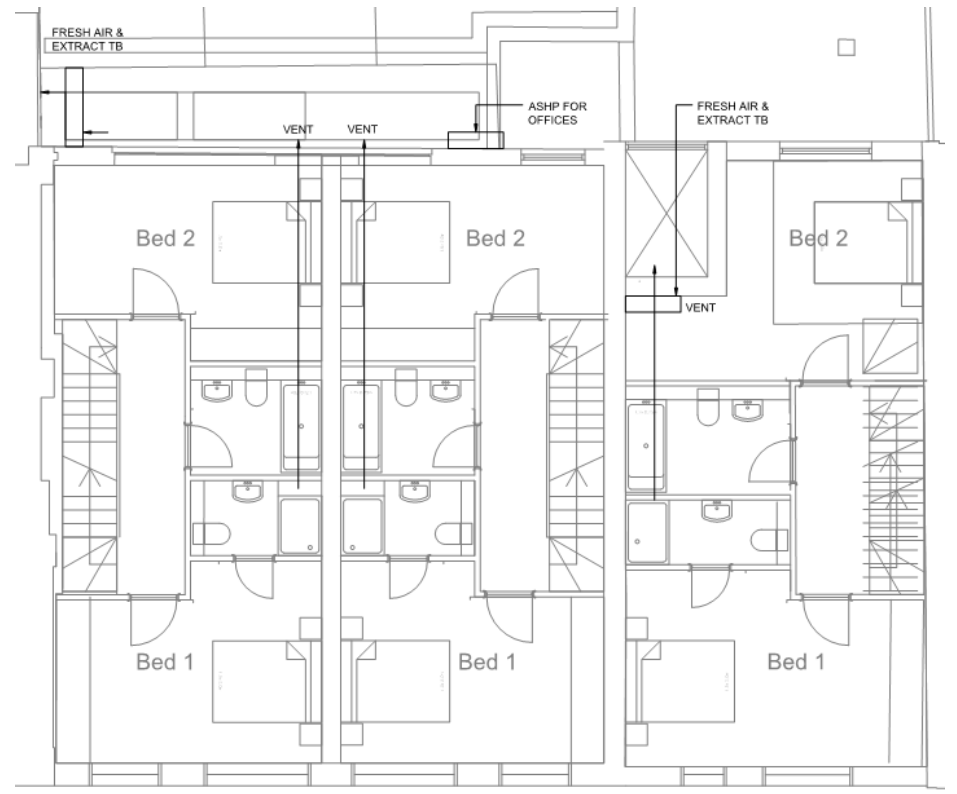
Existing Ground Floor



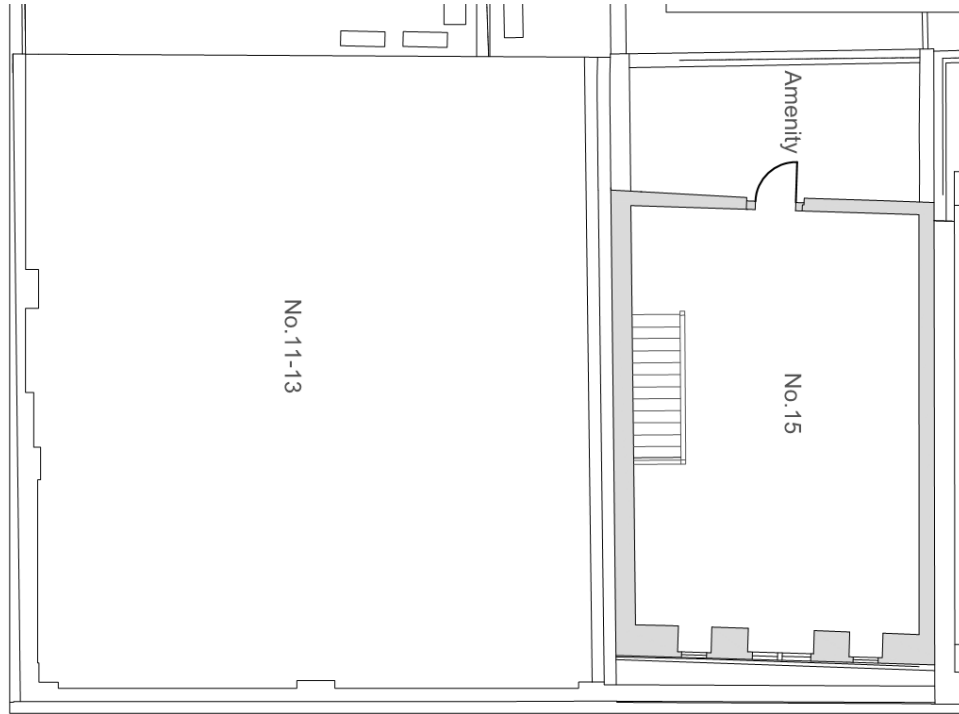
Proposed Ground Floor



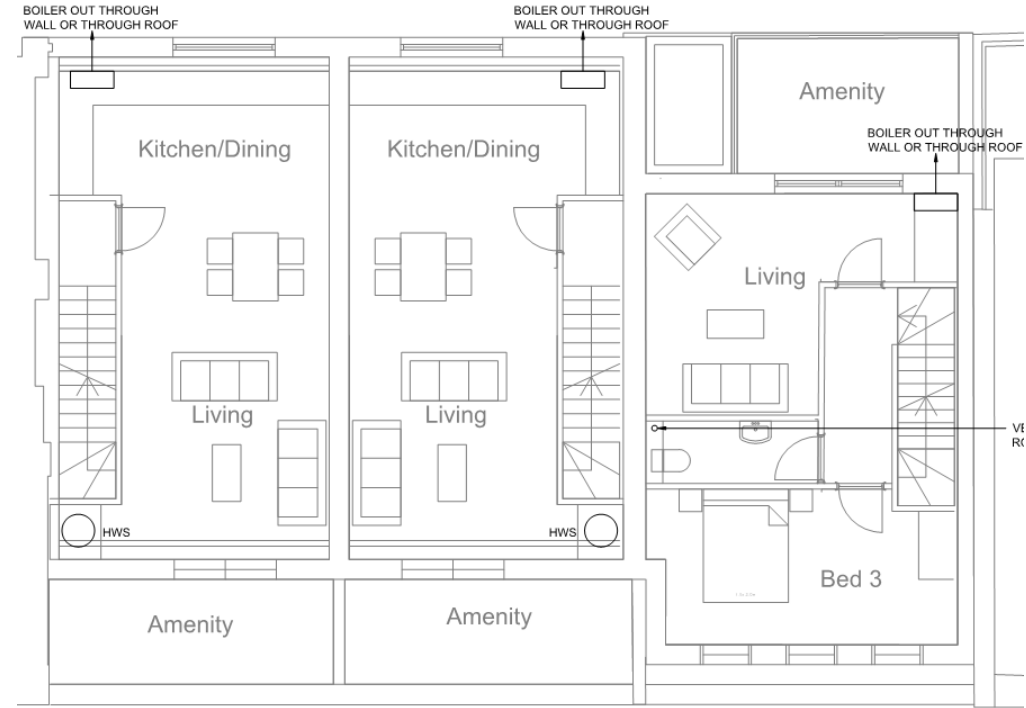
Existing First Floor



Proposed First Floor



Existing Second Floor



Proposed Second Floor