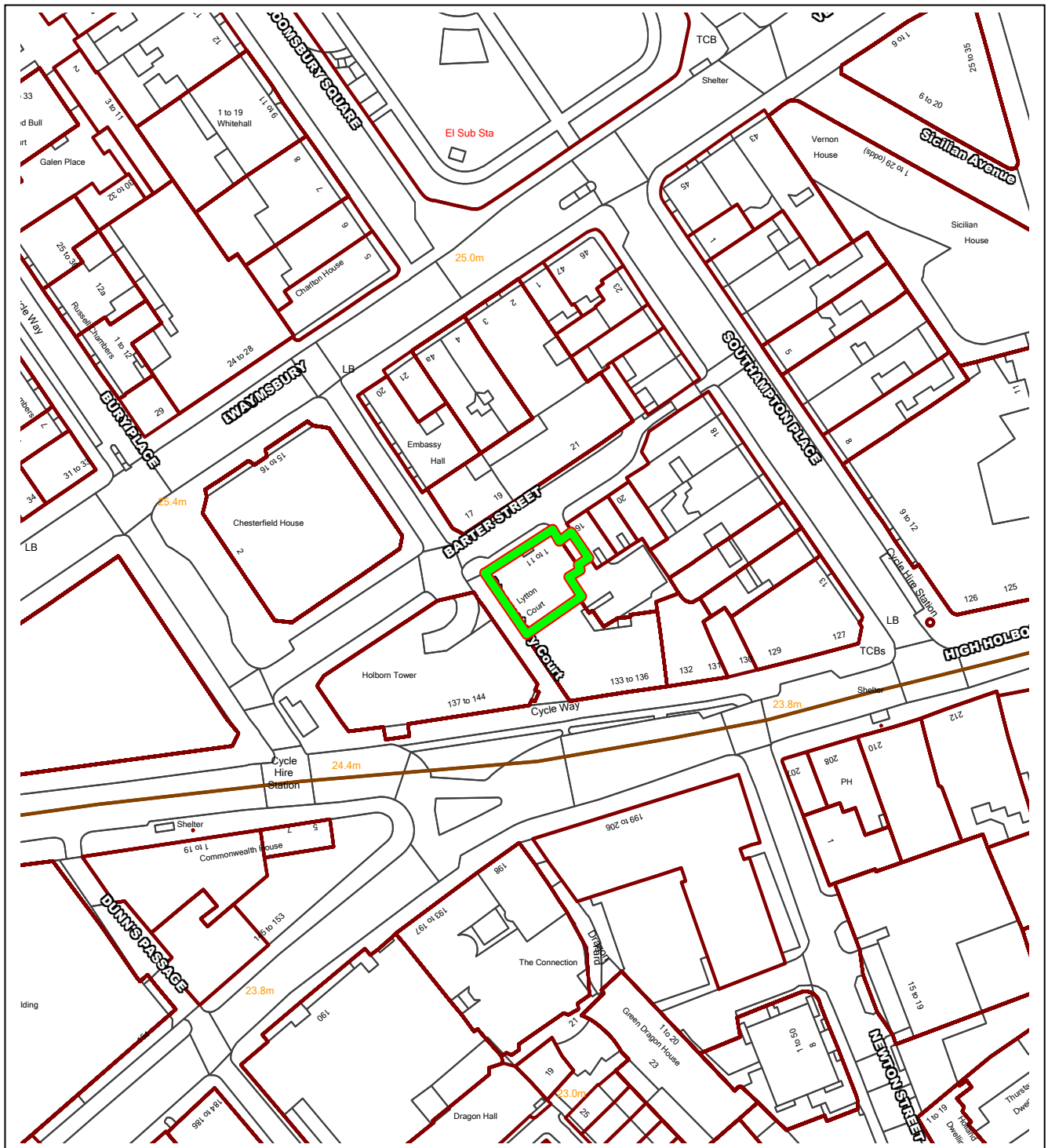


Lytton Court, Barter Street - 2025/1210/P



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Site Photos



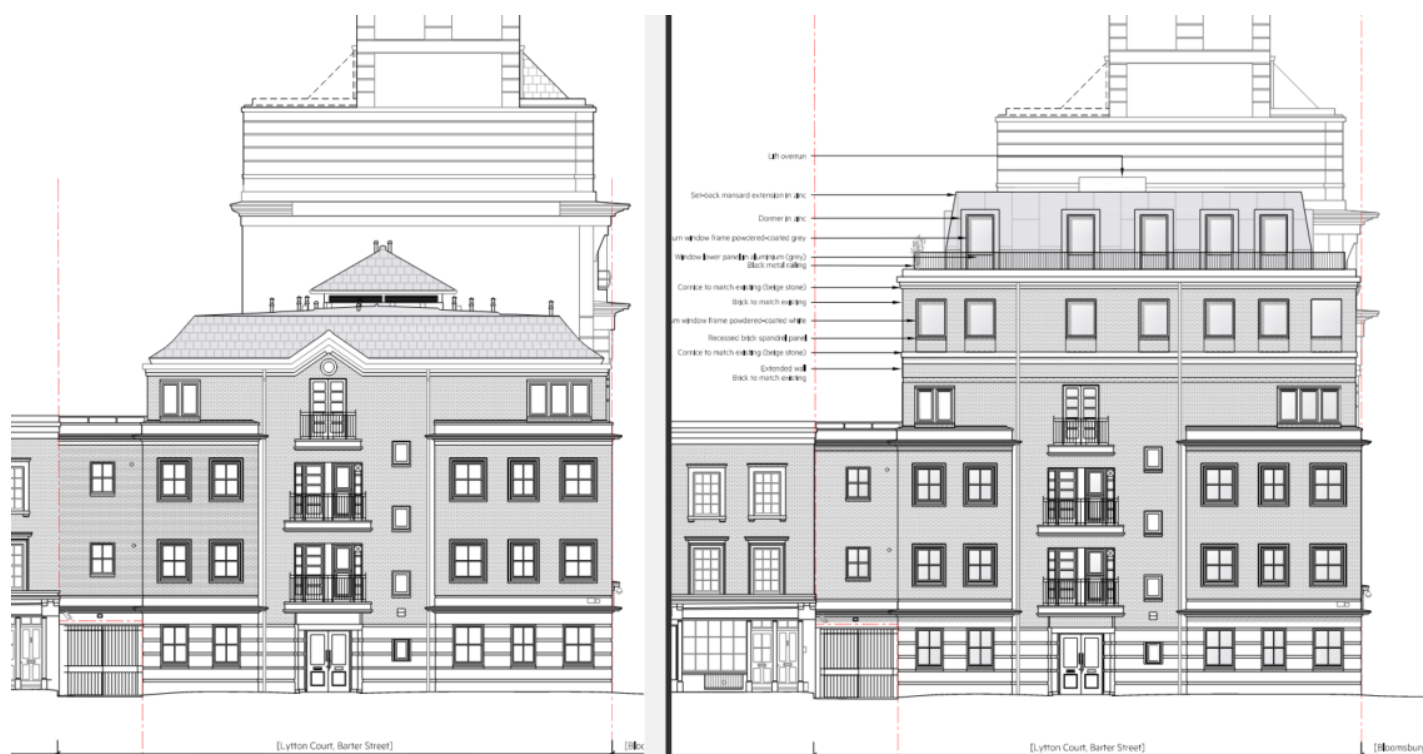
1. Aerial view of the site and surrounding context



2. Photo of existing site

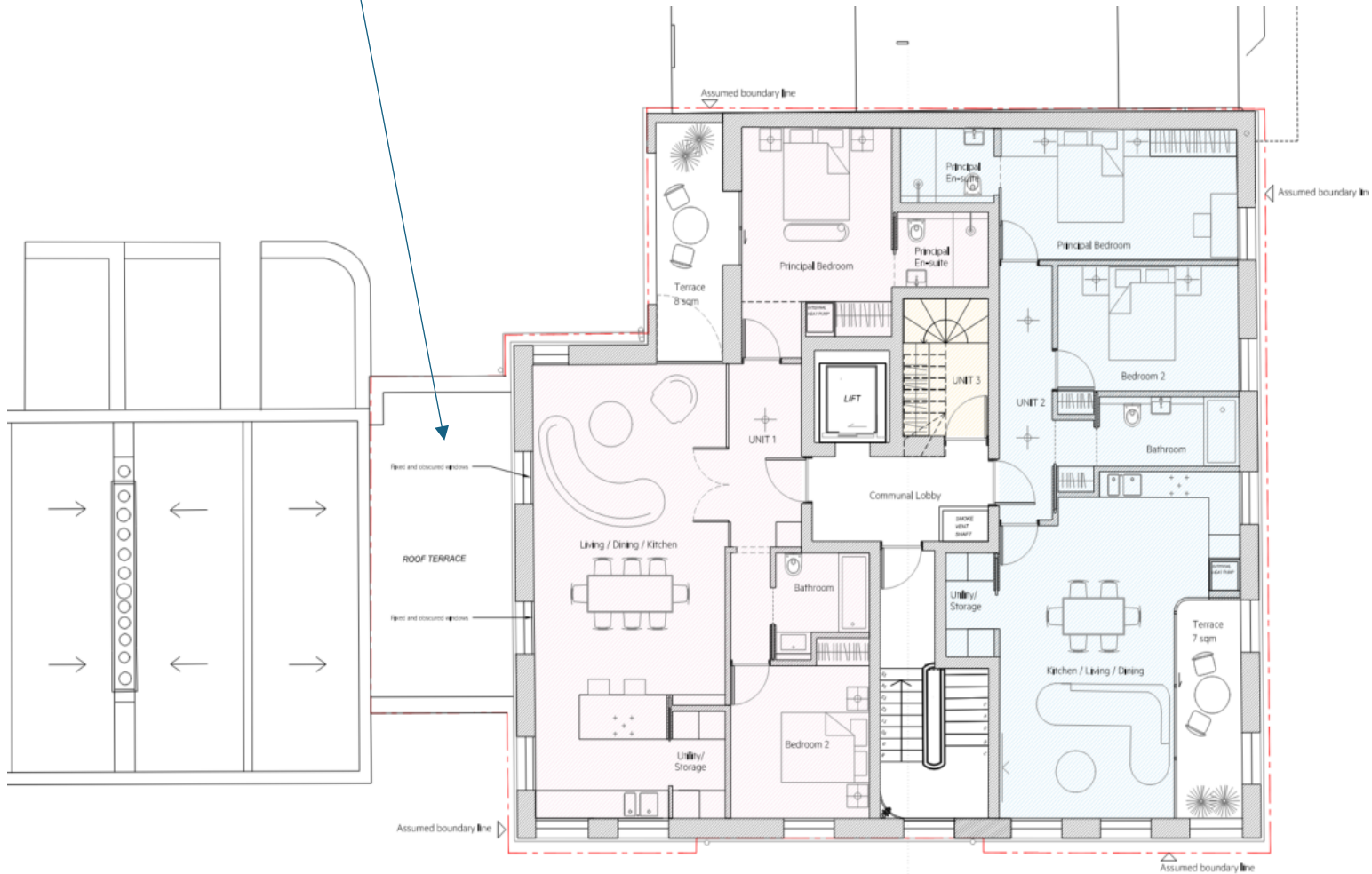


3. Existing (left) and proposed (right) elevation facing Bloomsbury Court

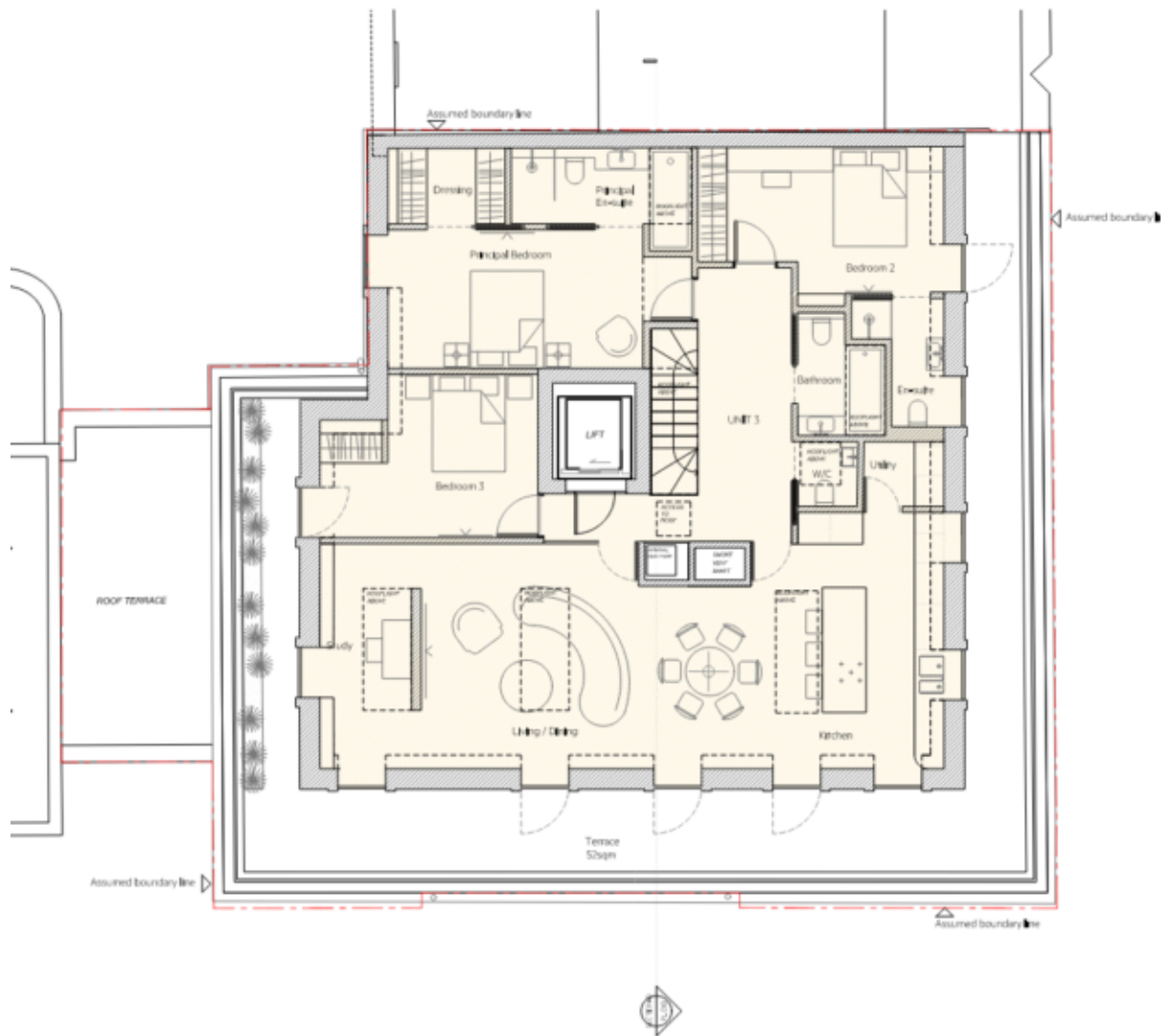


4. Existing (left) and proposed (right) Barter Street elevation

Existing roof terrace that serves the third floor flat below the development and not accessible from the new units. Windows above are obscured



5. Proposed fourth floor plan



6. Proposed fifth floor plan



7. Proposed CGI

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		15/05/2025	
		N/A / attached		Consultation Expiry Date:		27/04/2025	
Officer				Application Number(s)			
Edward Hodgson				2025/1210/P			
Application Address				Drawing Numbers			
Lytton Court Barter Street London WC1A 2AH				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a two-storey roof extension for the provision of three additional residential units							
Recommendation(s):		Grant Conditional Planning Permission subject to Section 106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		00	No. of objections		00
Summary of consultation responses:		Site Notices: displayed 28/03/2025 and expired 21/04/2025 Press Notice: published 03/04/2025 and expired 27/04/2025 No responses were received.					
Lytton Court Residents Association (LCRA)		LCRA objected to the proposal. A summary of their objection is as follows: <i>The LCRA have been blocked in their attempts to purchase the freehold of the building.</i> <i>No members of the LCRA were in attendance at the consultation meeting held by the planning agents on 14/01/2025. Minutes were requested but never</i>					

received. LCRA did also not receive consultation letters sent out supposedly in Feb 2025.

The loss of quiet enjoyment through the construction works

The impact of the extension on means of escape in the event of a fire, including the new lift, and lack of secondary means of escape.

Will the scaffolding from the west and north elevation be sufficient noting that support from the east elevation is not possible.

Whether the new 3 bedroom penthouse comply with accessible housing policy

Officer's Response:

- *Matters relating to consultation between the applicant and the residents is not a material planning consideration. The Council has undertaken its own statutory consultation in accordance with the Statement of Community Involvement. Likewise, discussions around the ownership of the freehold are not material to the determining of this application.*
- *Construction, including hours of work and noise, is covered by separate legislation and the applicant is reminded of the need to adhere to the Council's Minimum Requirements via an informative on the decision notice. A Construction Management Plan (CMP) would be secured via section 106 legal agreement to help manage the impact on the surrounding streets and transport network.*
- *Compliance with fire safety standards is checked at Building Control stage, and the applicant is reminded of the need to comply with building regulations via an informative on the decision notice. The application is below the threshold for a secondary stair core by virtue of the proposed height being below 18m.*
- *All three units would meet M4(2) standards, meaning they are accessible and adaptable dwellings. Policy requires 10% of new dwellings to be M4(3) (wheelchair users), however given the relatively minor nature of the works, the uplift of 3 units, and the constraints of the site, the provision of 100% M4(2) is accepted.*

Site Description

The application site is a four-storey brick property located on the corner of Barter Street and Bloomsbury Court. The site is divided up into residential flats (Class C3). It is constructed of brick with masonry detailed, sash windows at ground, first and second floors, and a gabled roof feature on the Barter Street elevation. Black metal railings are also found on the balconies on this elevation.

The site is located within the Bloomsbury Conservation Area. It is not listed, and it is not a positive contributor, however it is also not considered to detract from the conservation area.

Relevant History

Application Site

8800104 - The redevelopment of 133-136 High Holborn/1-3 Bloomsbury Court and 14 Barter Street by the erection of a part 4 part 6 storey building for use as offices (Class B1 of the Town and Country Planning (Use Classes) Order 1987) (Class A2) and 10 residential flats with car parking for 7 cars and the refurbishment of 16 18 & 20 Barter Street for retail (Class A1) on the basement and ground floors and a total of 3 x 2 bedroom maisonettes on the upper floors as shown on drawing numbers A1/1484/45A 46A 50 & 60-67 revised by letters dated 26th May 1988 27th July 1988 and 4th August 1988. **Granted – 03/03/1988**

9000368 - Amendment of planning permission dated 19th August 1988 (Reg.No. PL/8800104/R2) for redevelopment of site by new residential office and retail block replacing caretaker's accommodation by additional studio flat as shown on drawing number A1/1484/61C. **Granted - 07/08/1990**

Relevant Policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- G1 Delivery and location of growth
- H1 Maximising housing supply
- H4 Maximising the supply of affordable housing
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- CC1 Climate change adaptation
- CC2 Adapting to climate change
- CC3 Water and Flooding
- T1 Prioritising walking, cycling, and public transport
- T2 Parking and car-free development
- DM1 Delivery and monitoring

Camden Planning Guidance

- CPG Design (2021)
- CPG Housing (2021)
- CPG Energy efficiency and adaptation (2021)
- CPG Air Quality (2021)
- CPG Amenity (2021)
- CPG Transport (2021)
- CPG Developer Contributions (2019)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a Submission Draft Camden Local Plan (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation.

The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closes on Friday 27 June 2025.

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. Planning permission is sought for:

- Erection of a two-storey roof extension above the existing third floor. The first storey of the extension would be brick and beige stone to match the style of the storeys below. A portion of the floorplan in the north-west corner would effectively be cut out to create an amenity space. The second storey of the extension would be a setback flat roof mansard-style addition, finished in zinc with dormer windows. Black metal railings would surround the amenity space in front of the mansard extension.
- There would be some minor alterations to the existing building, including the removal of the gable feature at third floor level and removal of the existing pitched roof to accommodate the extension.

2. Planning Considerations

2.1. The key considerations material to the determination of this application are as follows:

- Land Use
- Dwelling Mix

- Affordable Housing
- Quality of Accommodation
- Design & Heritage
- Neighbouring Amenity
- Transport
- Energy and Sustainability
- Trees and Biodiversity

3. Land Use

3.1. Housing is regarded as the priority land use of the Local Plan and the Council will make housing its top priority when considering the future of unused and underused land and buildings as stated in Policy H1. Policy G1 supports development that makes the best use of its site, and also cites Holborn as a growth area in particular. As such, the proposal of three additional self-contained flats in this location is acceptable.

4. Dwelling Mix

4.1. The Council requires development to contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes. Policy H7 of the Local Plan includes a Dwelling Size Priorities Table as set out below:

	<i>1-bedroom (or studio)</i>	<i>2-bedroom</i>	<i>3-bedroom</i>	<i>4-bedroom</i>
Social-affordable rented	Low	High	High	Medium
Intermediate affordable	High	Medium	Low	Low
Market	Low	High	High	Low

4.2. Policy H7 seeks to ensure that all housing development: (a) contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and (b) includes a mix of large and small homes. The proposal includes the creation of 2x two-bedroom and 1x three-bedroom self-contained flats. Two- and three-bedroom units are regarded as high priority for market housing in the above table. The proposal also represents a mix of large and small homes. Therefore, the proposed unit mix is welcomed and complies with Policy H7 of the Local Plan.

5. Affordable Housing

5.1. Policy H4 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. The policy states that where developments have a capacity for fewer than 10 additional dwellings, the Council will accept a payment in lieu of affordable housing. This payment would be secured under a section 106 legal agreement.

5.2. Targets are based on an assessment of development capacity whereby 100 sqm GIA of housing floorspace is generally considered to create capacity for one home and 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.

5.3. Where development has the capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. A rate of £5,000 per sqm GIA is applied.

*Additional residential floorspace [(362.6sqm GIA) x 8% (capacity for 4 additional homes = 8%)] x £5,000 = **£145,040***

6. Quality of Accommodation

6.1. Policy H6 outlines how the Council will seek to secure high quality accessible homes in all developments that include housing. We will:

- encourage design of all housing to provide functional, adaptable and accessible spaces;
- expect all self-contained homes to meet the nationally described space standard; and
- require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2).

6.2. The proposal consists of 2x two-bedroom and 1x three-bedroom self-contained residential units. Each of the new units exceeds minimum national space standards as outlined in the table below:

Unit	Unit Type	Minimum GIA	Proposed GIA
Flat 1	2Bed/4Person	70sqm	86sqm
Flat 2	2Bed/4Person	70sqm	78sqm
Flat 3	3Bed/6Person	95sqm	159sqm

6.3. Each of the 3 new units are at minimum dual aspect and would be provided with a good degree of privacy, outlook, ventilation, and provision of daylight/sunlight for a dense urban location, as per the existing residential flats located at the levels below. A daylight/sunlight assessment has been submitted for the proposed units, which demonstrates that the levels would be in accordance with BRE guidance using the Daylight Factor test which is accepted.

6.4. Each of the units would have access to private amenity space which meets the standards of the London Plan. This is considered acceptable and would provide future occupiers with sufficient external amenity area, complying with policy D1 of the Local Plan and London Plan requirements.

7. Design and Heritage

7.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.

7.2. The application site is located within sub area 6 of the Bloomsbury Conservation Area (Bloomsbury Square/Russell Square/Tavistock Square). This sub area is largely made up of three- and four-storey late 18th and 19th century terraces surrounding a sequence of linked formal spaces. Barter Street is noted as a quiet, narrow back street of a mews scale which once contained the market serving Lord Southampton's 'little town'. Along the south side, adjacent to the application site, is a terrace of Grade II listed shops from the early 19th century. Views to the south-west from Barter Street are dominated by the twelve-storey Holborn Tower dating from the 1960s. The application site is located next to much taller buildings, including Holborn Tower, but also Hogarth House 133-136 High Holborn directly to the south (with six storeys) and LABS House at 15-19 Bloomsbury House located to the north-west which is 9 storeys with a generous roof. The northern blank wall and roof plant enclosure of Hogarth House already dominates the application site.

7.3. The conservation area statement states that alterations and extensions to existing buildings can have a detrimental impact. This includes: inappropriate design of extensions including the size and proportions of openings, the use of inappropriate materials, inappropriate roof extensions (where these interrupt the consistency of a uniform terrace), extension of excessive scale and height, and prominent roof level plant and other equipment.

Massing and Scale

7.4. Given the context of the immediate area and the presence of much taller and more dominant buildings of greater bulk and mass than the host building, the principle of a two-storey roof extension is acceptable in this location. The context is inconsistent, and the application site is not within a uniform terrace. The setback mansard-style extension at the top storey helps to soften the massing. The building is also a corner building and therefore increasing the prominence and height is not uncommon on such sites. The extension would remain subordinate to the host building and would not dominate nor detract from its original design intent. Although it would pop up more in longer views, the building would still be below the height of neighbouring larger buildings found in the vicinity. It is noted that the site adjoins Grade II listed terraced houses to the east. The extension would be set back from these buildings given the existing infill between which forms part of the host building and provides gated vehicular access to the rear (as shown below) and this gap would be retained. This would ensure that the additional massing doesn't dominate the adjacent listed buildings when viewed facing north-east down Barter Street.



(Image 1 – set back infill between the host building on the right and the Grade II listed terrace to the left)

Moreover, when viewing the listed buildings facing south-west down Barter Street, the twelve-storey Holborn Tower is visible within the background and dominates the setting of the terrace as shown below. The additional height of the application site would be within the outline of Holborn Tower. Therefore the impact on the listed terrace is limited.



Image 2 – views south-west along Barter Street showing the listed terrace, application building and Holborn Tower in the background.

Detailed Design

- 7.5. The materiality of the host building would be extended up by an additional storey with matching brick and beige stone. The top storey would be finished in zinc which is appropriate for a mansard-style roof extension. A condition is attached to secure details of the materials to ensure that they are of a sufficient standard. The window alignment to continue existing rhythms and the brick spandrel panels are appropriate and would tie in with the design of the host building below. The single pane windows also help to tie in with the external amenity space serving unit no.2 in the north-west corner, as these window openings would be voids. Following officer advice at pre-app, the design has been altered to be more in keeping with the design of the host building and sits more comfortably within the streetscene.
- 7.6. Special regard has been attached to the desirability of preserving or enhancing the Bloomsbury Conservation Area and setting of the nearby listed buildings.
- 7.7. Overall the proposal complies with D1 and D2 of the Local Plan 2017.

8. Neighbouring Amenity

- 8.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A3 states that features with nature conservation value, including gardens, shall be protected where possible. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts.

- 8.2. In terms of daylight and sunlight impacts to neighbouring properties, a Daylight/Sunlight Impact Assessment has been submitted. With regards to daylight impact using Vertical Sky Component Assessment (VSC), all windows that have been assessed at neighbouring properties would comply the BRE standards for VSC. With regards to sunlight, based on the Annual Probable Sunlight Hours assessment, no windows assessed at neighbouring properties would fail the test. Therefore, the proposal would not significantly impact on daylight and sunlight levels at neighbouring properties.
- 8.3. A degree of mutual overlooking already exists between the host building and its neighbours. The introduction of additional windows and terraces would not significantly worsen the existing situation given the separation distances to neighbours is across existing streets. The proposed terrace at south-east corner of the building is set away from the rear elevations of the listed terrace and views towards the rear elevations of those homes would be oblique, which minimises opportunity for overlooking. The proposed windows at fourth floor facing north-east would be obscured glazed and fixed shut. There is an existing terrace at third floor level located on the flat roof of the infill portion of the building which serves existing units at third floor. This would not be accessible from the proposed units, and the obscured glazing would limit views into this terrace from the new units.
- 8.4. In terms of noise, although new terraces are proposed, these are not considered to be large enough to host large gatherings that would create harmful noise at neighbouring properties.
- 8.5. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposed development with regards to significant loss of daylight/sunlight, outlook, noise, or privacy.

9. Transport

- 9.1. In line with policy T1 of the Local Plan, cycle parking should be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces per unit, which gives a requirement for 6 cycle parking spaces. Given the lack of space available at ground floor level, it is appropriate in this instance to secure a cycle parking contribution of £4,320 for a 6-space bike hanger within the vicinity of the site which would be secured via section 106 legal agreement.
- 9.2. In accordance with Policy T2 of the Local Plan, all three units would be secured as on-street Residents parking permit (car) free by means of a Section 106 Legal Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.
- 9.3. A Construction Management Plan (CMP) and associated CMP Implementation Support Contribution of £4,194 and an Impact Bond of £8,000 will be secured by means of a S.106 Legal Agreement. This will help ensure that the proposed development is carried out without unduly affecting the operation of the local highway network or neighbouring amenity.

10. Energy and Sustainability

- 10.1. Policy CC1 of the Local Plan requires all development to make a contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emission and contribute to water conservation and sustainable urban drainage.
- 10.2. As it is a minor development, net zero targets are encouraged but not required. Therefore, the overall carbon reduction of 82.8% and the Be Green stage reduction of 69.6% is welcomed and considered to be a good performance in the circumstances. The proposal involves a green roof with solar PVs, and internal air source heat pump for heating and hot water. Details of the heat pump, green roof and PV panels are secured via condition. In addition, a further condition is attached to ensure that the active cooling feature on the heat pumps is turned off so that they are used for heating purposes only. The green roof would also help to mitigate against water runoff. This would reduce peak discharge rates by 15% for small to medium storm events which is welcomed.
- 10.3. As such, the development is in general accordance with the Council's sustainability policies CC1, CC2 and CC3.

11. Trees and Biodiversity

- 11.1. Policy A3 of the Local Plan seeks to protect and enhance sites of nature conservation and biodiversity, including trees and vegetation.
- 11.2. The application site does not contain any existing trees and no trees are proposed as part of the application. A green roof is proposed which will encourage biodiversity within the site which is welcomed. Details of this are secured via condition.
- 11.3. In addition, a Preliminary Roost Assessment has been submitted and reviewed by the Council's Nature Conservation Team. The report states that there are no obvious external potential roosting features with no evidence of bats or bat use. The Council's Nature Conservation Officer offers no objection to the findings in the report.
- 11.4. The proposal is exempt from the submission of Biodiversity Gain Plan relating to Biodiversity Net Gain as there is no onsite biodiversity that would be impacted. As such, the proposal is below the de minimis threshold for biodiversity net gain review.

12. Conclusion and Recommendations

- 12.1. In conclusion, the proposal would preserve the character of the surrounding area and wider Conservation Area, as well as adding much needed family accommodation to the neighbourhood. As such, the proposal is considered to accord with the requirements of Policies H1, H4, H6, H7, A1, A3, A4, D1, D2, CC1, CC2, CC3, T1, and T2 of the Camden Local Plan. The proposal also adheres to policies within the London Plan 2021 and National Planning Policy Framework 2024.
- 12.2. Grant conditional planning permission subject to a S.106 Legal Agreement for the following obligations:
- Car Free Development
 - Construction Management Plan and Implementation Support Contribution £4,194

- Impact Bond £8,000
- Cycle Parking Contribution £4,320
- Affordable Housing Contribution £145,040

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th June 2025, 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: 2025/1210/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Date: 26 June 2025

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Maddox Planning
33 Broadwick Street
London
W1F 0DQ

Dear Sir/Madam

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:

**Lytton Court
Barter Street
London
WC1A 2AH**

Proposal:

Erection of a two-storey roof extension for the provision of three additional residential units
Drawing Nos: Existing Drawings:

Site Location Plan EX.SLP.001 A, EX000, EX001 A, EX002, EX003, EX004 A, EX005 A, EX006 A, EX010 A, EX021 A, EX022 A, EX023 A, EX024,

Proposed Drawings:

PL000, PL001 E, PL002, PL003, PL004 E, PL005 F, PL006 F, PL007 F, PL010 E, PL021 F, PL022 E, PL023 F, PL024 B

Supporting Documents:

Cover Letter (Maddox Planning), Planning Statement (Maddox Planning), Planning Fire Safety Strategy, Daylight Sunlight Assessment (T16 Design), Design and Access Statement (Rodic Davidson Architects), Flood Risk and SuDS Assessment (Flume), Heritage Statement (andHeritage), Preliminary Roost Assessment (Ecology Partnership)

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:

Existing Drawings:

Site Location Plan EX.SLP.001 A, EX000, EX001 A, EX002, EX003, EX004 A, EX005 A, EX006 A, EX010 A, EX021 A, EX022 A, EX023 A, EX024,

Proposed Drawings:

PL000, PL001 E, PL002, PL003, PL004 E, PL005 F, PL006 F, PL007 F, PL010 E, PL021 F, PL022 E, PL023 F, PL024 B

Supporting Documents:

Cover Letter (Maddox Planning), Planning Statement (Maddox Planning), Planning Fire Safety Strategy, Daylight Sunlight Assessment (T16 Design), Design and Access Statement (Rodric Davidson Architects), Flood Risk and SuDS Assessment (Flume), Heritage Statement (andHeritage), Preliminary Roost Assessment (Ecology Partnership)

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 before the relevant part of the work is begun:

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

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and 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 and character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the relevant part of the works, drawings and data sheets showing the location, extent of the 7 panels and predicted energy generation of photovoltaic cells at least 2,500kwh/annum) and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of the relevant part of the works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 8 Prior to first use of the air source heat pump hereby approved, 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.

- 9 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.

- 10 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the occupation of the development hereby permitted, the windows on the side elevation of the building at fourth floor, as labelled on drawing PL005 Rev F, shall be fitted with obscured glass and be non-opening, and the windows shall be retained as such for the duration of the development.

Reason: To prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the 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 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

- 3 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
 1. The planning application was made before 12 February 2024.
 2. The planning permission is retrospective.
 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
 4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
- 4 Biodiversity Net Gain (BNG) Informative (3/3):
+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 This 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.

- 7 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.

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 10 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 2024.

You can find advice about your rights of appeal at:

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

Yours faithfully

Supporting Communities Directorate