

Application ref: 2022/4984/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 22 March 2023

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

CMA Planning
113 The Timberyard
Drysedale Street
London
N1 6ND
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
168 Broadhurst Gardens
London
Camden
NW6 3BH

Proposal:

Change of use and conversion from HMO (Use Class C4) to residential (Use Class C3) to provide 3 x 1 bed units, with associated minor external alterations to the rear and side elevations and provision of associated cycle and refuse storage facilities.

Drawing Nos: NHG-BG-000p, Rev: 1, dated: 18/10/22; NHG-BG-001p, Rev: 2, dated: 18/10/22; NHG-BG-002p, Rev: 3, dated: 18/10/22; NHG-BG-003p, Rev: 3, dated: 18/10/22 prepared by AHR Building Consultancy Ltd.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans NHG-BG-000p, Rev: 1, dated: 18/10/22; NHG-BG-001p, Rev: 2, dated: 18/10/22; NHG-BG-002p, Rev: 3, dated: 18/10/22; NHG-BG-003p, Rev: 3, dated: 18/10/22 prepared by AHR Building Consultancy Ltd.

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 The east elevation chimney shall be retained and unaltered by the proposed works.

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.

- 5 The new windows on the north and east elevations will be timber framed and painted to match existing joinery in materials and colour.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal consists of a change of use and conversion from HMO (Use Class C4) to residential (Use Class C3) to provide 3 x 1 bed units, with associated minor external alterations to the rear and side elevations and provision of associated cycle and refuse storage facilities.

The three-storey semi-detached house that was converted into a HMO (Use Class C4) and formerly provided supported housing for homeless people. The existing building comprises 6 bedrooms with shared kitchen, bathrooms and living room and has been vacant since 2019.

Policy H10 seeks to protect development that involves the net loss of housing with shared facilities (houses in multiple occupation) or the self-containment of any part of such a housing unless the proposed development provides self-contained social-affordable rented homes.

The proposal would provide three self-contained, 1 bed London Affordable Rent (LAR) homes (100% affordable housing) that will be used as 'move on' accommodation for single homeless people. The proposed homes will provide

individuals who have been housed in temporary supported housing with a safe, secure permanent home. Referrals to the proposed units will come exclusively from the London Borough of Camden. The provision of the units as social-affordable units, and council's nomination rights, are being secured in a legal agreement (s106) to ensure compliance with policies H4, H5, and H10.

Policy H7 seeks to secure a variety of housing suitable for existing and future households overall across development in the borough. The proposal includes three self-contained, 1 bed homes which means a lack of large homes in the building. However, this is to meet the specific needs of the client group which differ from the general borough wide policies, resulting in a fully affordable housing scheme. Furthermore, the constraints of converting an existing building also limits the options in terms of a range of unit sizes.

Whilst the proposed homes would be new units of occupation, the scheme would represent a reduced impact in terms of car parking and parking stress given the overall reduction in units/occupation and this complies with the overall aims of Local Plan policy T2.

The proposed external works would not result in any significant additional overshadowing, overlooking or overbearing impacts on either of the immediately adjoining properties and thus their light, outlook and privacy would not be affected.

The external works are sensitive and in keeping with the materiality, proportions and form of the existing building. The key architectural features of the building which contribute to the character of the area, including the chimneys and multipaned timber sash windows, will be retained and unaltered by the works. Conditions are attached ensuring appropriate materials for any alterations and making good.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies T1, T2 A1, D1, D2, H4, H5, H7, and H10 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer