

Application ref: 2023/0394/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 29 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

M Jones Architect
Yew Trees
Slad
GL6 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**18 Lady Somerset Road
London
NW5 1UP**

Proposal:

Variation of condition 5 (cycle storage) of planning permission ref 2022/3720/P dated 16 December 2022 for the reconfiguration to provide 3 self-contained dwellings (Class C3) and associated external works including creation of rear roof terrace.

Drawing Nos: Town Planning Statement by M Jones Architect, dated 26.01.2023, Rev A 218/4.02/002; 218 050 Rev D dated 25.01.23; Asgard Annexe specification sheet.

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 the original planning permission ref 2022/3720/P dated 16 December 2022.

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:

218 SK 150, Rev A, dated 30.08.22; 218 SK 151, Rev B, dated 07.12.22; 218 SK 160, Rev B, dated 07.12.22; 218 SK 170, Rev C, dated 07.12.22; 218 050 Rev D, dated 25.01.23; Asgard Annexe specification sheet

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 Prior to occupation, details of sound insulation for the approved units shall be submitted to and approved by local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved details.

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

- 5 The upper ground floor flat annotated as Flat 01 on the drawings hereby approved shall not be occupied until the cycle store in the rear garden is provided in accordance with the approved plans 218 050 Rev D and Asgard Annexe specification sheet.

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

Informative(s):

- 1 Reasons for granting permission:

The original application related to the upper ground floor, first, second and third floors of the property, which were granted permission for conversion from 6 bedsits to 3 flats. The existing lower ground floor flat (Flat A) is in a different ownership and is outside the scope of the original application.

At present there is only a thin strip of land available at the front of the property for the storage of bins - there is no space for cycle storage. The rear garden is only accessible to the upper ground floor flat and is inaccessible to the other flats. There is thus nowhere on site, other than the rear garden, where a cycle store could be provided.

The applicant is therefore seeking to have Condition 5 amended in light of this so that a cycle store is being provided in the rear garden for the upper ground floor flat only and not the other 2 flats. The store is a standard 1.4m high metal structure that can accommodate 3 cycles.

As such, no objections are raised given that a cycle store cannot be reasonably be accommodated at the front of the site.

There would be no impact from the store on neighbouring residential amenity or on the character and appearance of the host building.

The full impact of the scheme has already been assessed.

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 A1, D1, H3, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, Kentish Town Neighbourhood Plan 2016 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer