

Application ref: 2022/3779/P
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Date: 28 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

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

Mr O Ademosu
49 Lupton Street
Camden
London
NW5 2HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
49 Lupton Street
London
Camden
NW5 2HS

Proposal:

Conversion of 1st, 2nd and 3rd floors to facilitate the creation of 1 x one-bedroom self contained flat and 1 x two-bedroom self contained flat.

Drawing Nos: TP.01 Rev A, TP.02 Rev A, TP.03 Rev A, TP.04 Rev A, TP.05 Rev A, TP.07 Rev A, TP.08, Location Plan, and Design & Access Statement

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:

TP.01 Rev A, TP.02 Rev A, TP.03 Rev A, TP.04 Rev A, TP.05 Rev A, TP.07 Rev A, TP.08, Location Plan, and Design & Access Statement

Reason:

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

- 3 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of Policies CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for three (3) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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.

- 5 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.

Informative(s):

- 1 Reasons for granting permission:

The proposed conversion of the existing five-bedroom flat on the first, second, and third floors into a 1 x one-bedroom first-floor flat and 1 x two-bedroom second and third-floor flat is considered acceptable in policy terms as it assists the Council to maximize the supply of additional homes in the borough and would not result in the loss of more than two dwellings. The proposed dwelling mix consists of high priority market housing and therefore complies with Policy H7 of the Camden Local Plan.

The proposed one-bedroom and two-bedroom flats would have a GIA of 45.8 sqm and 70.9 sqm, respectively, both meeting the London Plan guidance on space standards for dwellings. The proposed bedroom sizes also comply with this guidance. Overall, the converted dwellings are considered to have an

acceptable layout with access to light, natural ventilation, and outlook with both dwellings being dual aspect.

The site falls within the East Kentish Town Controlled Parking Zone (CPZ) and as per the requirements of Policy T2 of the Camden Local Plan, this decision is subject to car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy T2 seeks to ensure car-free developments across the borough. Three cycle spaces should be developed in accordance with Policy T1 of the Camden Local Plan. Cycle parking has been proposed within the front garden, however, the specific details have not been provided. Further details will be approved as a condition.

All new built or converted dwellings are required to achieve a 110L per person, per day (including 5L for external water use) usage. This will be secured by condition.

No affordable housing contribution is sought as there is only one new unit being created and the residential floorspace uplift would be below 100sqm. The proposal therefore complies with Policy H4 of the Camden Local Plan.

Given the absence of any external works proposed as part of this application, it is not considered that there would be any negative impact on the residential amenity currently enjoyed by neighbouring residents in terms of loss of light, outlook or privacy. Therefore the proposal is in compliance with Policy A1 of the Camden Local Plan 2017.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, H1, H7, H4, T1, and T2 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal 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 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

You can find advice about your rights of appeal at:

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

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



Daniel Pope
Chief Planning Officer