

Application ref: 2023/3828/P
Contact: Lauren Ford
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Date: 7 November 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

Simon Miller Architects Ltd
11 Portsdown Mews
London
NW11 7HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

23 Boscastle Road
London
NW5 1EE

Proposal:

Conservation of two flats into a single family dwelling house.

Drawing Nos:

Design and Access Statement 13th September 2023, 567 EX-COU-OS, 567 EX-COU-01, 567 EX-COU-02, 567 EX-COU-03, 567 EX-COU-04, 567 EX-COU-05, 567 EX-COU-06, 567 EX-COU-07, 567 EX-COU-08, 567 EX-COU-09, 567 SK-COU-02, 567 SK-COU-03, 567 SK-COU-04, 567 SK-COU-05, 567 SK-COU-06, 567 SK-COU-07, 567 SK-COU-08, 567 SK-COU-09, 567 NP-COU-01, 567 PH-COU-01.

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:

Design and Access Statement 13th September 2023, 567 EX-COU-OS, 567 EX-COU-01, 567 EX-COU-02, 567 EX-COU-03, 567 EX-COU-04, 567 EX-COU-05, 567 EX-COU-06, 567 EX-COU-07, 567 EX-COU-08, 567 EX-COU-09, 567 SK-COU-02, 567 SK-COU-03, 567 SK-COU-04, 567 SK-COU-05, 567 SK-COU-06, 567 SK-COU-07, 567 SK-COU-08, 567 SK-COU-09, 567 NP-COU-01, 567 PH-COU-01.

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

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 Reasons for granting permission.

The proposal involves the amalgamation of the two existing flats in order to create one single dwellinghouse. This would lead to the loss of one home which is considered acceptable and in accordance with Policy H3 of the Camden Local Plan 2017, which only resists the loss of two or more homes. While internal alterations are proposed to reinstate the building back into one single dwellinghouse, planning permission is not required for these internal alterations. No external alterations are proposed.

No objections have been received prior to making this decision. 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 Policy H3 of the Camden Local Plan 2017 and Policy H1 of the Dartmouth Park Neighbourhood Plan 2020.

- 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 2023.

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