

Application ref: 2022/2508/P
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Date: 22 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

Paddington Planning
7 Aspen Grove
Paddington
Warrington
WA1 3ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
94 Mill Lane
London
NW6 1NH

Proposal:

Erection of a mansard roof extension and first floor rear extension with roof terrace above, in connection with conversion of the upper floors to a studio flat and a 1 bedroom maisonette (Class C3).

Drawing Nos: 3515/PP-01/SP; 3515/PP-02/SP; 3515/PP-03/SP; 3515/PP-05/SP; 3515/PP-06/SP; 3515/PP-04/SP Revision A; 3515/PP-07/SP Revision B; 3515/PP-08/SP Revision B; 3515/PP-09/SP Revision B; 3515/PP-10/SP Revision A; Planning Statement by Paddington Planning.

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:
3515/PP-01/SP; 3515/PP-02/SP; 3515/PP-03/SP; 3515/PP-05/SP; 3515/PP-06/SP; 3515/PP-04/SP Revision A; 3515/PP-07/SP Revision B; 3515/PP-08/SP Revision B; 3515/PP-09/SP Revision B; 3515/PP-10/SP Revision A;
Planning Statement by Paddington Planning.

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.

Informative(s):

- 1 Reasons for granting permission:

The existing building has a shop at ground floor with ancillary space at the basement, and a two bedroom flat above. The building has been vacant for more than 6 months.

The proposed conversion would result in a studio flat at first floor level with the proposed rear extension and a 1 bedroom flat at the upper floors with the proposed mansard extension. Whilst the dwelling sizes do not meet the high priority in Camden for 2 bedroom market flats, given the long vacancy at the premises, this is considered acceptable on balance.

The studio 1 person flat would have a floor area of 35.5sqm which is just below the national minimum requirement of 37sqm flat for 1 person with a shower room. The studio would have dual aspect with large windows to front and rear to allow for natural ventilation. The storage space is beyond the minimum requirements by 0.5sqm. The space is well proportioned and, whilst slightly below the minimum floor area requirements, would provide an adequate standard of occupation.

The proposed 1 bedroom 2 person flat would have a floor area of 69.5sqm, which is above the national minimum standard of 58 sqm for a 2 person dwelling over two storeys. The flat would have dual aspect with large windows to allow for natural ventilation. The stair landing opens into a small terrace of 5.8sqm proposed as part of the rear extension. The storage space is beyond the minimum requirement by 1sqm. Overall, the flat is well proportioned, with adequate stacking and would generally provide an adequate standard of accommodation.

The proposed additional storey at roof level would have the shape and form of a traditional mansard with rooflights which appear as traditional timber sash to front and side elevations. On the opposite corner at nos 88, 90 and 92, the

buildings have been extended with mansard roofs. The proposal is aligned in terms of scale, projection and design with the mansard at no.92 to maintain the architectural balance and proportions of the buildings which frame both corners of Broomsleigh Street. There are other historic mansards within the street and therefore the proposal would fit in with this character.

The proposed rear extension at first floor would have a modest scale and projection and has been set back from the below structure to maintain its subservience. This would be clad in brick to match existing building. Above a small terrace is proposed with simple railings surrounding it to serve the upper floors flat. Overall, the proposed structure and terrace would be appropriate for the building and preserve its character and that of the wider terrace row. It is noted that the neighbouring 2 properties at nos 96 and 98 also have similar 1st floor rear extensions, one also with a roof terrace above.

In term of impact on neighbouring amenity, the proposed structure would sit on top of an existing projection which restricts the levels of daylight and sunlight to the neighbouring occupiers at 96 Mill Lane. The proposed rear extension, due to its small scale and projection, would not exacerbate this further as it would sit within the 45 degree angle in both plan and elevation in accordance with the BRE guideline to maintain good daylight. In relation to the impact on 1 Broomsleigh Street, the proposed rear extension would slightly project beyond the 45 degree angle in elevation of the front bay window, but not in plan. As such, the extension may have some impact on daylight to the ground floor bay window; but this would not be significant to constitute a reason for refusal.

Due to the proposal's scale and proportions, it is considered that no significant harm would arise to neighbouring amenity in terms of loss of outlook.

- 2 The proposed terrace, due to its small size, location and domestic use, is not likely to result in harm to neighbouring amenity in terms of noise nuisance and overlooking; the railings have also been set in to ensure no harmful overlooking to neighbouring occupiers.

In terms of transport, the proposed new flats would be car-free, secured through a section 106 legal agreement, to ensure no additional parking congestion occurs in the area. The proposal is required to provide space for parking two cycles. Given the site constraints, there is no feasible location for the parking spaces to be placed. As such, a s106 contribution of £1,440 ($=£4,320/6 \times 2$) would be secured for two spaces in a cycle hanger in the vicinity of the site.

One objection was received prior to making this decision from a neighbour in relation to the loss of light to their property. As explained above, the proposal is not considered to result in significant harm in terms of loss of light to neighbouring amenity. This 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, H3, H6, H7, D1, T1 and T2 of Camden Local Plan 2017, and policies 1 and 2 of Fortune Green and West Hampstead Neighbourhood 2015. The development would also accord with the National Planning Policy Framework 2021 and the

London Plan 2021.

- 3 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).
- 4 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.
- 5 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.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 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

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

Daniel Pope
Chief Planning Officer