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ENVIRONMENT
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Tweeddale Bassett Associates,
Ref: Duncan Bassett,
21 Thurlow Road,
Hampstead,
London.
NW3 5PP

Application No: PW9802218
Case File:F7/3/17

15th May 1998

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT

Address : 21 Thurlow Road, NW3

Date of Application : 16/03/1998

Proposal :

The amalgamation of two existing self contained flats at upper ground floor level to provide one X three bedroom self contained flat, as shown on drawing numbers; 98/100/01 and /02.

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

This application was dealt with by Ms S. Waddell on 0171 860 5815.

Yours faithfully

M.W. Gilks IO

Environment Department
(Duly authorised by the Council to sign this document)
Decfplan/TPFU

5-07



RECEIVED 10 JUN 2004

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

The Charlton Brown Partnership
The Old Chapel
Shepherds Walk
London
NW3 5UE

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

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

Application Ref: 2004/1543/P 1543/P04
Please ask for: Sharon Bermingham
Telephone: 020 7974 2248

28 May 2004

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
21 Thurlow Road
London
NW3 5PP

Proposal:
Conversion of two existing flats on raised ground and first floors into one selfcontained maisonette
Drawing Nos: 897/AP 01, 02, 897/S 01 & 02.

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 five 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).



Informative(s):

- 1 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies HG18 and 19. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

DAVID SALTER ASSOCIATES
STUDIO ONE
THE ALASKA 600
61 GRANGE ROAD
LONDON
SE1 3BB

Application No: PWX0202056/
Case File:G7/12/21

23rd April 2002

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
64 BELSIZE PARK LONDON NW3 4EH

Date of Application : 21/01/2002

Proposal :

**Change of use from 4 flats to a single dwelling house.
As shown on One unnumbered plan.**

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



INVESTOR IN PEOPLE

Director Peter Bishop



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Additional conditions:

- 1 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking and re-enacting that Order, no development within Part 1 (Class F) and Part 2 (Classes A-B) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reasons for additional conditions:

- 1 To safeguard the visual amenities of the area and to control inappropriate forecourt parking, to ensure compliance with the requirements of policies EN1 and EN26 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

This application was dealt with by Nigel Granger on 020 7974 2248.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director Peter Bishop

Delegated Report		Analysis sheet		Expiry Date:		09/02/2007	
		N/A / attached		Consultation Expiry Date:		25/01/2007	
Officer				Application Number(s)			
Sheri Waddell				2006/5422/P			
Application Address				Drawing Numbers			
64 Belsize Park Gardens London NW3 4NE				Site Location Plan; 140/001SUR; 002SUR; 003SUR; 004SUR; 005SUR; 006SUR; 140/001; 002; 003; 004; 005; 006			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Change of use of the first floor flat and the second and third floor maisonette to provide one self-contained maisonette.							
Recommendation(s):		Grant permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00	
Summary of consultation responses:	AO's expire 23/1; SN expires 25/1.						
CAAC comments:	Belsize Park CAAC – "no objection".						
Site Description							
Semi-detached residential property within the Belsize Park CA. Sub-divided into 4 s/c flats.							
Relevant History							
None							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan <u>taken as a whole</u> together with other material considerations.							
Replacement UDP 2006							
S1/S2 – sustainable development							
SD6 – amenity for neighbours and occupiers							
H3 – protecting existing housing							
T9 – impact of parking							
Belsize CAS							
Assessment							
Proposal is to combine two existing self-contained units within the building into one larger unit, with no external alterations. The change of use is acceptable in policy terms – it only involves the net loss of one unit, and does not add to pressure for on-street parking. It also creates a large unit suitable for family occupation. It preserves the character/appearance of the building and the character and appearance of the conservation area. The creation of a larger unit does not raise any amenity issues for neighbours.							
Recommendation: Grant permission.							

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

S.R.

RECEIVED 28 JUL 2004



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

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

Mr G Blaker
Flat 2
13 Steele's Road
London
NW3 4SE

Application Ref: **2004/2492/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 2624

21 July 2004

2492/P04

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (General Development Procedure) Order 1995

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Application for Certificate of Lawfulness for a proposed development for conversion of flats 2 & 3 into one dwelling unit.
Drawing Nos: C-01, C-02

Second Schedule:

Flat 2
13 Steele's Road
London
NW3 4SE

Reason for the Decision:

- 1 The works are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.



Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

Notes

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Application ref: 2020/1441/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 21 April 2020

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

Bruce Cavell
43A Elsworthy Road
London
NW3 3BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Amalgamation of a 3 bed flat on ground and first floors with a 2 bed flat on second and third floors to form one 5 bedroom self-contained residential flat (Class C3)
Drawing Nos: P01, P03, P04, P05-A, P06-A, P07, P08, P09, P10

Second Schedule:

13 Steele's Road
London
NW3 4SE

Reason for the Decision:

- 1 The amalgamation of the two flats into one does not fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

LDC (Proposed) Report		Application number	2020/1441/P
Officer		Expiry date	
Josh Lawlor		18/05/2020	
Application Address		Authorised Officer Signature	
13 Steele's Road London NW3 4SE			
Conservation Area		Article 4	
N/A		Basement	
Proposal			
Amalgamation of a 3 bed flat on ground and first floors with a 2 bed flat on second and third floors to form one 5 bedroom self-contained residential flat (Class C3)			
Recommendation:		Grant Certificate of Lawfulness	

1.0 Site Description

- 1.1. The site is a three storey plus lower ground floor semi-detached building. The building is on the corner of Steele's Road and Eton Villas and is within the Eton Conservation Area.

2.0 Proposal

2.1. A Certificate of Lawfulness is sought for the proposed amalgamation of two flats, one at ground floor and first floor level and the second at second and third level flat, into one dwelling. The applicant seeks to confirm that the change of use would not constitute development and planning permission is not required under section 55 of the Town and Country Planning Act 1990. There would be no external changes as a result of the development.

3.0- History

2019/5200/P Conversion of 1x 3 bed flat over ground and first floor with 1x 2 bed flat over second and third floor to form 1 x 5 bedroom self-contained residential flat
Granted subject to S106 agreement 22/01/2020

2007/3616/P Erection of single-storey shed with sedum roof in rear garden. Granted 03/10/2007

2005/0370/P Change of use and works of conversion of raised ground and first floor flats into one three-bedroom maisonette and the formation of two new windows in the flank wall. **Granted 13/04/2005**

2004/2492/P Application for Certificate of Lawfulness for a proposed development for conversion of flats 2 & 3 into one dwelling unit. **Granted 21/07/2004**

33650 Change of use and works of conversion to create five self-contained flats including the erection of a single storey rear extension and two dormer windows. **Granted 31/03/1982**

4.0- Assessment

4.1 The Town & Country Planning Act 1990, Section 55, Part 3A states that “the use as two or more separate dwelling houses of any building previously used as a single dwelling house involves a material change in the use of the building and of each part of it which is so used”. However, the legislation does not comment on whether combining two dwellings into one would constitute development.

4.2 The Borough’s Local Plan policies seek to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would only involve the loss of one residential unit, it is not considered to materially impact the Borough’s housing stock nor impact the ability of the Council to meet its increased housing targets. The use of the site would remain in residential use following the conversion of two residential flats into a single dwelling, and is not considered to be a material change of use. Therefore, the works are not considered to fall within the “meaning of development” requiring planning permission of section 55(2)(f) as defined by the Town and Country Planning Act 1990.

4.3 Relevant to this determination is the appeal case reference APP/X5210/X/17/3172201 (2 & 3 Wildwood Grove; ref: 2016/5621/P) in Camden, which was allowed on 15/01/2018 for the conversion of two residential dwellings into one. In the assessment, the Inspector considered that the amalgamation of two dwellings into one would not be a material change of use and therefore would not constitute development.

5. Conclusion

- 5.1. It is considered that the works do not constitute development as defined by section 55 of the Town & Country Planning Act 1990, and therefore would not require planning permission.
- 5.2. Grant certificate of lawful development (proposed).

SR



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

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

RECEIVED 01 OCT 2004

D.G. Widdicombe
5 Albert Terrace
London
NW1 7SU

Application Ref: 2004/3405/P 34051804
Please ask for: Hugh Miller
Telephone: 020 7974 2624

29 September 2004

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**5 Albert Terrace
London
NW1 7SU**

Proposal:

Internal alterations to convert the existing ground floor flat and upper maisonette into a single unit (basement flat to be retained).

Drawing Nos: Site location plan; letter from agent dated 03/08/04; plan B-ground floor plan.

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 five 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).



Informative(s):

1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies HG4, HG15, HG18. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M. SN'. The signature is stylized and written in a cursive-like font.

Environment Department
(Duly authorised by the Council to sign this document)

Application ref: 2021/2750/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 11 October 2021

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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Albert Terrace
London
NW1 7SU

Proposal:
Amalgamation of existing two residential units into one residential dwelling
Drawing Nos:

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: Site Location Plan, 01_00_P, 01_01_P, 01_02_P, 01_03_P, 01_05_P, 11_00_P, 11_01_P, 11_02_P, 11_03_P, 11_05_P.

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 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.
- 3 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.
- 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 Reasons for granting permission.

Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case in with proposal. No loss of residential floorspace is proposed, only the conversion of the existing lower ground floor flat and ground to third floor level flat into one single family dwellinghouse. The proposed dwelling would provide a good standard of accommodation for current and future occupiers. The amalgamation would return the property to its original use as a large family dwelling and therefore is aligned with the established character of the

Conservation Area.

Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

As the permission would not include any external alterations, the development would not result in any design or conservation issues. The development would preserve the character and appearance of the Conservation Area. Similarly, the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

Mr David Berlouis
Cadmonkies
Studio 1
6 Halls Lane
Brackley
Northants
NN13 6AN

Application Ref: **2010/3841/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

20 September 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**Lower Ground & Ground Floor flat
27 Belsize Park
London
NW3 4DU**

Proposal:
Change of use of lower ground and ground floor flats to form a single residential unit (Class C3)

Drawing Nos: P/10/0093/001; 002; 003; 004; 005; 006; 007

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: P/10/0093/001; /002; /003; /004; /005; /006; /007

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

Informatives:

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life); SD6(amenity for occupiers and neighbours); H1 (new housing); H7(lifetime homes); H8(mix of units), the London Borough of Camden Core Strategy Development Plan Document 2010, with particular regard to policies CS1(make best use of limited land); CS5(manage impact of growth), CS6(quality homes) and the London Borough of Camden Development Policies Development Plan Document 2010, with particular regard to policies DP2 (full use of capacity for housing), DP6 (lifetime homes), DP5(housing mix). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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 Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

⋮

Delegated Report		Analysis sheet		Expiry Date:		20/09/2010	
				Consultation Expiry Date:		30/08/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/3841/P			
Application Address				Drawing Numbers			
Lower Ground & Ground Floor flat 27 Belsize Park London NW3 4DU							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of lower ground and ground floor flats to form a single residential unit (Class C3)							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	31	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A letter of support has been received from flat 2 Belsize Park					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC No comment 25/08/2010					

Site Description

A three storey semi-detached property located on the south west side of Belsize Park Gardens. The building is sub-divided into a number of flats. The rear of the building has a curved bay window and large floor to ceiling windows over each level of the building. A small rear conservatory is located at the rear of the building. The site is located within the Belsize Conservation Area and is identified as positively contributing to the character and appearance of the conservation area.

Relevant History

None relevant

Relevant policies

Replacement Unitary Development Plan 2006

SD1 (quality of life);SD6 (amenity for occupiers and neighbours); H1 (new housing); H3 (protect existing housing); H7 (lifetime home); H8 (mix of units);

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan Documents (DPDs) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and the LDF policies the Planning Inspectorate would consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

CS1 (make best use of limited land); CS5 (manage impact of growth); CS6 (quality homes); DP2(full use of capacity for housing);); DP6 (lifetime homes); DP5 (housing mix)

Camden Planning Guidance 2006

Belsize Park Conservation Area Statement

Assessment

Proposed

The change of use from a self-contained flat at lower ground and ground floor level to a self-contained lower ground/ground floor three bedroom maisonette.
No external alterations proposed.

Main issues for consideration are loss of a residential unit and residential standards.

Loss of a residential unit

Policy H3 in principle seeks to retain residential floor space, but only where there is a loss of two or more units. In this case the overall residential floor space will be retained, and only one unit would be lost. Therefore within the context of UDP policy H3 (CS6 and DP2), the proposal is acceptable. The Council welcomes the provision of larger family sized residential units.

Residential standards and lifetime homes

All room sizes comply with residential standards set out in Camden Planning Guidance. All habitable rooms would receive adequate natural light and ventilation.

Lifetime Homes:

The applicant has submitted a Lifetime Homes appraisal in line with UDP policy H7 (DP6). It is acknowledged that when conversion of an existing property is proposed there are constraints to achieving all 16 standards. Nevertheless the applicant has demonstrated that as far as practicable, improvements will get as close to the Lifetime Homes standard as possible. It is considered that the applicant has gone as far as possible in implementing criteria where practical.

Proposed development would meet acceptable standards, therefore making the fullest possible residential use of the site is welcome and in line with policy H1(DP2).

Recommend approval

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Application ref: 2020/2804/P
Contact: Raymond Yeung
Tel: 020 7974 4546
Email: Raymond.Yeung@camden.gov.uk
Date: 25 June 2020

Development Management
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Phone: 020 7974 4444

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

Boyer
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule: Amalgamation of 2no. flats into a single residential unit at lower ground level (Use class C3).

Drawing Nos: LP-00_P00, PA-01_P-01, cover letter by Boyer dated 23 June 2020

Second Schedule:

Front and rear lower ground floor flats
27 Belsize Park
London
NW3 4DU

Reason for the Decision:

- 1 Reason for decision.

The amalgamation of the two flats at lower ground floor level does not fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

Informative(s):

- 1 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.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Mr Jonathan Burton
12 Park Road
Dereham
Norfolk
NR19 2BT

Application Ref: **2012/0716/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

5 April 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Flats 114/115 Paramount Court
University Street
London
WC1E 6JW

Proposal:
Conversion of 2 x 1 bed self-contained flats to 1 x 1-bed self contained residential flat
(Class C3).
Drawing Nos: Site Location Plan; Drawing no 0238/01.

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: Site Location Plan; Drawing no 0238/01.

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 which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

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Delegated Report		Analysis sheet		Expiry Date:	27/04/2012		
		N/A / attached		Consultation Expiry Date:	05/04/2012		
Officer			Application Number(s)				
John Nicholls			2012/0716/P				
Application Address			Drawing Numbers				
Flats 114/115 Paramount Court University Street London WC1E 6JW			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of 2 x 1 bed self-contained flats to 1 x 1-bed self contained residential flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 9/3/2012 and a press notice displayed on 15/3/2012. No comments have been received as a result of this consultation.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC - no comments to make regarding the proposal.					

Site Description

Paramount Court is a large art deco residential block of flats located on the northern corner of Tottenham Court Road and University Street. The flats concerned are two adjacent flats located on the seventh floor corridor located on the University Street frontage but very close to the junction with Tottenham Court Road.

The site is located within the Bloomsbury Conservation Area but the building is not listed.

Relevant History

None relevant

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP6 – Lifetime homes and wheelchair homes

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Planning permission is sought for the conversion of 2 x 1 bed flats to 1 x 1 bed flat. This would involve internal works only and would be achieved by the creation of two doorways within flat 114 to break through into flat 115.

None of the works are external and therefore the main considerations relate to the land use implications.

Policy DP2 of the LDF seeks to minimise the loss of housing within the borough and in particular those that would involve the net loss of two or more homes. This proposal has a net loss of one residential flat and is within the limits of this test and therefore acceptable.

The mix of units would remain unaltered from the current situation and would therefore comply with policy DP5.

There are no external alterations either to the corridor on which the flats are located or the outside of the property. No amenity concerns are raised either.

Recommendation: Grant Planning Permission

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Application ref: 2021/6264/P
Contact: Fast Track JL
Email: planning@camden.gov.uk
Date: 4 April 2022

Development Management
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London Borough of Camden
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WC1H 9JE

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www.camden.gov.uk/planning

WEA Planning
20-22 Wenlock Road
London
N1 7GU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Amalgamation of 2 flats into a single residential unit (Class C3).

Drawing Nos: TQRQM21357152144552; PC001-A; PC002; PC003; Planning Statement - WEA Planning Ref: 2020_52 .

Second Schedule:

Flats 28 & 29
Paramount Court
University Street
London
WC1E 6JP

Reason for the Decision:

- 1 The works do not constitute a material change of use and therefore do not fall within the meaning of "development" requiring planning permission as defined by the Town and Country Planning Act 1990.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/operations*/matter* specified in the First Schedule taking place on the land described in the Second Schedule was*/would have been* lawful on the specified date and thus, was not*/would not have been* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/operations*/matter* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/operations*/matter* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

LDC (Proposed) Report		Application number	2021/6264/P
Officer		Expiry date	
Fast Track JL		13/05/2022	
Application Address		Authorised Officer Signature	
Flats 28 & 29, Paramount Court University Street London WC1E 6JP			
Conservation Area		Article 4	
Bloomsbury		Basements	
Proposal			
Amalgamation of 2 flats into a single residential unit (Class C3).			
Recommendation:		Grant Lawful Development Certificate	

1.0 Site Description

- 1.1 The host property relates to an eight storey purpose-built block of flats located on the northern side of University Street at the junction of University Street and Tottenham Court Road. The entire complex is currently sub-divided into 120 flats. The application properties are Apartments 28 and 29, located on the second floor of the building.
- 1.2 The application site is not listed but is located in Bloomsbury Conservation Area.

2.0 Proposal

- 2.1 A Certificate of Lawfulness is sought for the proposed amalgamation of 2 flats into a single residential unit.
- 2.2 The applicant seeks to confirm that the alterations would not constitute development and planning permission is not required under section 55 of the Town and Country Planning Act 1990.

3.0 History

- 3.1 At the application site:

2012/0716/P - Conversion of 2 x 1 bed self-contained flats to 1 x 1-bed self contained

residential flat (Class C3). **Granted conditional permission 05/04/2012**

3.2 Related planning history (other sites in Camden):

2021/0585/P – 46 Gayton Road, NW3 1TU Amalgamation of 2 flats into a single dwellinghouse (Class C3). **Certificate of Lawfulness Granted 31/03/2021**

2020/5030/P – 7 Well Road, NW3 1LH Amalgamation of 2 flats to use as a single residential unit (Use Class C3). **Certificate of Lawfulness Granted 10-11-2020**

2020/4444/P – Chesterfield House - Flat 4 1B King Henry's Road - Amalgamation of 2 flats into a single residential unit at first floor level (Use Class C3). **Certificate of Lawfulness Granted 27-10-2020**

2020/3190/P – 38 Crediton Hill London NW6 1HR Amalgamation from 3 flats to 2 flats and infilling ground floor window opening (Class C3). **Certificate of Lawfulness Granted 21-07-2020**

2020/3286/P – 9 Evangelist Road NW3 1UA- Amalgamation of 2 flats into a single residential unit at lower ground level (Class C3). **Certificate of Lawfulness Granted 25-06-2020**

2020/2804/P – 27 Belsize Park Amalgamation of 2 flats into a single residential unit at lower ground level (Class C3). **Certificate of Lawfulness Granted 25-06-2020**

2020/1441/P – 13 Steele's Road London NW3 4SE Amalgamation of a 3 bed flat on ground and first floors with a 2 bed flat on second and third floors to form one 5 bedroom self-contained residential flat (Class C3). **Certificate of Lawfulness Granted 21-04-2020**

2020/1755/P – Flat 2 and Flat 3 53 Primrose Gardens London NW3 4UL Amalgamation of a 3 bed flat on ground and first floors with a 2 bed flat on second and third floors to form one 5 bedroom self-contained residential flat (Class C3). **Certificate of Lawfulness Granted 21-04-2020**

2020/0788/P – Upfleet Vale of Health London NW3 1AN Amalgamation of 2 bed flat over lower ground and ground floor with 1 bed flat over first floor to create a 3 bed residential unit (Class C3). **Certificate of Lawfulness Granted 17-02-2020**

2019/3652/P – 17 and 18 Well Road London NW3 1LH Amalgamation of two properties into a single dwelling. **Certificate of Lawfulness Granted 15-10-2019**

2019/4264/P – 21 Gascony Avenue London NW6 4NB Amalgamation of two flats into single dwelling house (Class C3). **Certificate of Lawfulness Granted 09-09-2019**

2019/2064/P – 69 Patshull Road London NW5 2LE Amalgamation of two flats at ground floor and first floor levels. **Certificate of Lawfulness Granted 05-06-2019**

2019/1399/P – 28 Frogna Lane London NW3 7DT Amalgamation of two flats (lower ground floor and ground floor) into single dwelling. **Certificate of Lawfulness Granted 03-04-2019**

2019/0002/P – 23 Hampstead Hill Gardens London NW3 2PJ Amalgamation of two flats at basement and ground floor levels. **Certificate of Lawfulness Granted 19-03- 2019**

4.0 Assessment

4.1 The Town & Country Planning Act 1990, Section 55, Part 3A states that “the use as two or more separate dwelling houses of any building previously used as a single dwelling house involve a material change in the use of the building and of each part of it which is so used”. However, the legislation does not comment on whether combining two dwellings into one would constitute development. In this case it is 2 units into 1 in this property.

4.2 Although not relevant in the determination of this certificate application, Camden’s Local Plan (2017) policies seek to protect existing housing by resisting development that would involve the net loss of two or more homes. In 2012 planning permission was granted to combine two residential units at the property. However, given the time period between the applications of over 10 years and that the total number of units going from 121 to 119, the current proposal is not considered to have any material planning impact stemming from the change. It will not materially impact the Borough’s housing stock nor impact the ability of the Council to meet its increased housing targets. No external changes are proposed to the host building therefore there would not be a material change to the appearance or the building. The site would remain in residential use following the conversion of two residential flats into a single dwellinghouse, and is not considered to be a material change of use. The de-intensification from two to one would have no material impact of neighbour amenity or infrastructure. Therefore, the works are not considered to fall within the meaning of “development” requiring planning permission of section 55(2)(f) as defined by the Town and Country Planning Act 1990.

4.3 With regards to judgement of whether the development is material when compared with the development plan under Camden Local Plan policies H1 and H3, the proposal would result in the net loss of no more than one residential unit and would not result in the loss of residential floorspace. The proposed development as presented would therefore comply with policy H3 of the Camden Local Plan. This is confirmed by the supporting text to policy H3 (paragraph 3.75).

4.4 Relevant to this determination is the appeal case reference;

APP/X5210/X/17/3172201 (2 & 3 Wildwood Grove; ref: 2016/5621/P) in Camden, which was allowed on 15/01/2018 for the conversion of two residential dwellings into one. In the assessment, the Inspector considered that the amalgamation of two dwellings into one would not be a material change of use and therefore would not constitute development.

5.0 Conclusion

5.1 It is considered that the works for this application would not constitute development as defined by section 55 of the Town & Country Planning Act 1990, and therefore would not require planning permission.

5.2 Grant Certificate of Proposed Lawful Development.