

Application ref: 2023/4978/P
Contact: Daren Zuk
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Date: 19 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

Rapleys LLP
66 St James's Street
London
SW1A 1NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
110 Camden Road
London
NW1 9EE

Proposal:
Conversion of the existing residential unit into 2x self-contained residential units.
Associated external alterations at rear.
Drawing Nos: (Prefix 014.2430) 001 P4, 002 P4, 005 P2, 006 P1, 010 P6, 011 P6, 015 P5, 020 P4, 021 P4, Planning Cover Letter, Highways Technical Note, Design and 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:

(Prefix 014.2430) 001 P4, 002 P4, 005 P2, 006 P1, 010 P6, 011 P6, 015 P5, 020 P4, 021 P4, Planning Cover Letter, Highways Technical Note, Design and Access Statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

- 5 The use of the roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed external alterations are limited to removal of an existing external rear staircase, installation of rear window in place of an external door first floor level, and replacement of roof terrace balustrades - all at the rear. These alterations are considered acceptable and minor in scale and will not harm the character and setting of the host building nor wider Conservation Area.

The proposal for additional housing on the site is considered acceptable in land use terms, as self-contained housing is regarded as the priority land use of the Local Plan. The Council supports the development of housing within town centres, including above shops where it does not affect the Town Centre's function and viability.

On the upper levels, the existing residential (Class C3) unit will be subdivided to create two self-contained flats - one one-bedroom, two-person unit and one two-bedroom, three-person unit. The one-bedroom unit will be located on the first floor and will have a GIA of 50sqm, meeting national standards. The two-

bedroom until will be located on the second and third floors and will have a GIA of 70sqm, also meeting national standards. Both units will be dual aspect facing north and south and are considered to receive sufficient daylight/sunlight throughout the year. The two-bedroom unit will also feature a large north facing roof terrace, which is welcomed.

The subdivision into two self-contained, high quality residential units is supported by policy H3 which resists the net loss of residential floorspace and net loss of two or more homes. The proposal further maximises the efficiency of the existing residential floorspace, meeting housing needs identified by the Council specifically with the provision of a two-bedroom unit.

Policy H4 requires contribution to affordable housing from all developments that provide one or more additional homes and involved a total addition to residential floorspace of 100sqm GIA or more. In this case, the proposal does not involve the addition of residential floorspace, thus a contribution to affordable housing is not required.

In line with policy T1, it is expected that cycle parking be provided in accordance with the standards set out in the London Plan. This would give a requirement for four cycle parking spaces. As there is limited scope to provide cycle parking on site, a S.106 contribution of £2,880 towards the provision of a six-space on-street cycle parking hanger in the vicinity of the site will be required.

In accordance with policy T2, Flat 1 will be secured as on-street residents parking permit (car) free by means of the S.106 legal agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport, such as walking, cycling and public transport.

A 1.8m tall privacy screen is proposal along the roof terrace boundary, to mitigate impacts to neighbouring residential occupiers; the installation and maintenance of which will be secured by condition. Due to the scale and scope of the proposed works, they would not considered cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

- 2 No letters objecting to the proposal were received following statutory consultation. The planning history of the site has been 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 Camden Broadway Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) 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, H4, H6, H7, T1, T2, TC2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and

the National Planning Policy Framework 2023.

- 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 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.
- 5 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.
- 6 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.
- 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.
- 8 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.

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 typed name and title.

Daniel Pope
Chief Planning Officer