

Application ref: 2024/2154/P
Contact: Sarah White
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Date: 19 August 2024

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

TJR Planning
Suite 3 The Mansion
Wall Hall Drive
Aldenham
WD25 8BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flats A and B
47 Howitt Road
London
NW3 4LU

Proposal:
Conversion of 1 x 3-bed and 1 x 1-bed flats into 1 x dwellinghouse.

Drawing Nos: 1139-S01; 1139-S02; 1139-S03; 1139-S04; 1139-S05; 1139-S06; 1139-S07; 1139-S08; 1139-AP1-01; 1139-AP1-02; 1139-AP1-03; 1139-AP1-04; 1139-AP1-05; 1139-AP1-06; Planning Statement (TJR Planning, May 2024).

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:

1139-S01; 1139-S02; 1139-S03; 1139-S04; 1139-S05; 1139-S06; 1139-S07; 1139-S08; 1139-AP1-01; 1139-AP1-02; 1139-AP1-03; 1139-AP1-04; 1139-AP1-05; 1139-AP1-06.

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

Informative(s):

1 Reasons for granting permission:

The application site comprises a two-storey plus roof space, mid-terrace property located on eastern side of Howitt Road at No. 47, which has been split into three flats. The site is located within the Belsize Conservation Area and the property is a positive contributor to the conservation area.

Policy H3 of the Camden Local Plan seeks to resist development that would result in the loss of two or more homes. In this instance, the proposal would result in the loss of one home and therefore would not be contrary to this policy.

Policy H7 outlines the dwelling size priorities within the borough, noting that there is a high priority for market rent three-bedroom dwellings and low priority for one-bedroom dwellings and dwellings with four or more bedrooms. The proposal would result in a net loss of one residential dwelling by combining the existing one- and three-bedroom dwellings, into one large five-bedroom dwelling, which is low priority. Whilst this is regrettable, it is noted that the property was originally one dwelling which was more recently converted into flats, therefore the proposal would restore the property more closely to its original composition. The surrounding area contains a mix of flats and larger family homes; therefore, the proposal would not be out of context within the local area.

The proposed dwelling would meet the minimum internal space standards as set out within Policy D6 of the London Plan in terms of bedroom sizes, gross internal area, built-in storage, and floor to ceiling height. Private external amenity space would be provided at ground floor level to the rear of the property. The dwelling would be double aspect, providing adequate levels of light and outlook for future occupants.

No external changes are proposed as part of this application and therefore the proposal would not impact on the character and appearance of the Belsize Conservation Area, host property or the wider street scene. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Additionally, given that there will be no changes to the scale, massing, or fenestration of the building, the proposal would not result in any adverse impacts on neighbouring amenity.

One consultation response was received from the Belsize Conservation Area Advisory Committee comprising comments. The first comment related to the thickness of window glazing, noting that single glazing was preferred. The replacement of windows does not form part of this proposal and therefore this comment is not relevant to the current application. The second comment stated that the doors to Flats A and C on the first floor are too close together. Officers note that this is an existing access arrangement and therefore raise no objection to this.

No objections have been received following statutory consultation. The site's planning history has been taken into account when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because of the nature and size of the application proposal.

As such, the proposal is in general accordance with policies H3, H7, A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

- 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 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.

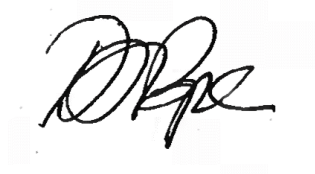
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer