

Application ref: 2024/0524/P
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Date: 12 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

Parallel Architecture
45 Seville Street
Brighton
BN2 3AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**15 Heath Hurst Road
London
NW3 2RU**

Proposal:

Conversion of existing house into two separate flats with a ground floor in-fill extension and attic conversion with associated rear dormer.

Drawing Nos: 134-GA-02 dated February 2024, 134-GA-03 dated February 2024, 134-GA-04 dated February 2024, 134-GA-05 dated February 2024, 134-GA-06 dated February 2024, 134-GA-07 dated February 2024, 134-GA-13 dated April 2024 rev D, 134-GA-14 dated April 2024 rev D, 134-GA-15 dated April 2024 rev D, 134-GA-16 dated April 2024 rev D, 134-GA-17 dated April 2024 rev D, 134-GA-18 dated April 2024 rev D.

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:

134-GA-02 dated February 2024, 134-GA-03 dated February 2024, 134-GA-04 dated February 2024, 134-GA-05 dated February 2024, 134-GA-06 dated February 2024, 134-GA-07 dated February 2024, 134-GA-13 dated April 2024 rev D, 134-GA-14 dated April 2024 rev D, 134-GA-15 dated April 2024 rev D, 134-GA-16 dated April 2024 rev D, 134-GA-17 dated April 2024 rev D, 134-GA-18 dated April 2024 rev D.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Forum 2018.

- 4 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwellings 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 and CC3 of the London Borough of Camden Local Plan.

- 5 The roof of the single storey rear infill extension hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application building at 15 Heath Hurst Road is located in the Hampstead Conservation Area and identified as a Positive Contributor. The site is also covered by Article 4 Directions that largely relate to works to the principal and side elevations.

The proposed rear extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. The rear infill extension will not be readily seen within the wider context of the conservation area and would have a height and depth commensurate and proportionate to the host building and the adjoining property's rear extension.

As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

The proposed loft conversion with conservation rooflight on the front slope and rear dormer will accommodate additional habitable space and is considered acceptable from a conservation and design perspective as the works would be similar to recent examples of works within the immediate context.

The streetscape character and relationship of buildings along Heath Hurst Road is defined by the low boundary treatments with piers, and planting (hedges) provided in the private front gardens which contribute to a consistent verdant character. The proposed works to the front boundary and garden area includes a full width planter along the front boundary which helps hide the bins behind the front wall and softens the boundary edge so that the verdant character of the streetscape is sufficiently maintained.

The works include the conversion of the property from a single residential dwelling house into two self-contained residential units. The provision of additional residential floor space within the borough is strongly supported by policy H1 (Maximising housing supply) and therefore is welcomed. This quantum of floorspace falls below the 100sqm trigger therefore an affordable housing contribution, as per Policy H4 (Maximising the supply of affordable housing) of the Local Plan, would not be required.

Policy H6 of the Camden Local Plan states that all new residential development should meet nationally described space standards. The proposed 3 x bedroom 6 person and 2 x bedroom 4 person residential units have a proposed internal floor area which exceeds the National Space Standards requirements.

Policy T1 of the Camden Local Plan requires cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms the requirement is for 2 spaces per unit, therefore a total of four (4) cycle packing spaces would be required. There is insufficient space to provide adequate cycle parking for four (4) cycles within the confines of the application site without having detrimental impacts to the streetscape and usability of the front garden space. As such, a financial contribution of $\text{£}4,320/6 \times 4 = \text{£}2,880$ will be secured by a S106 agreement towards the provision of off-site (on-street) cycle parking in the form of a bike hanger to be provided in the vicinity of the site.

The proposal would need to be car-free in accordance with policy T2, this includes limiting the availability of both off street and on street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on street parking permits.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

2 Reasons for Granting Permission (Continued):

One (1) objection was originally received by the Hampstead Neighbourhood Forum; however, this was later withdrawn after revisions of the proposal addressed the concerns raised. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, T1 and T2 of Camden Local Plan 2017. The development would also accord with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, National Planning Policy Framework 2023 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer