



Department of the Environment and
Department of Transport

Common Services

Room 1309 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 865
Switchboard 0272-218811

19/28-32778
CHIEF EXECUTIVE
DEPARTMENT
27 SEP 1982
ALLOWED

Mr A G Kirk
C/o Flat 31
67/69 Chancery Lane
LONDON WC2

27 SEP 1982		
	N5c	

Your reference

Our reference

T/APP/5008/A/82/04423/G9

Date

23 SEP 1982

AND COMMUNICATIONS

DEPARTMENT

CAMDEN

22 OCT 1982

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPLICATION NO:- F5/9/28/32778

1. I refer to your appeal, which I have been appointed to determine, against the decision of the Camden London Borough Council to refuse ~~and~~ ~~refuse~~ ~~planning permission~~ for alterations to form a residential unit in the basement of a building on land at 8 Frognal Lane, London NW3. I have considered the written representations made by you and by the council and also those made by interested persons.

2. From the many written representations made and from my inspection of the appeal site and its surroundings on 24 August 1982, it is my opinion that the main considerations in this case are:-

- a. whether the proposal would conflict with the council's local planning policy of providing family accommodation where there is access to a garden; and
- b. whether the proposed accommodation would be adequate for the intended residential use.

3. Taking the first consideration, I accept that the proposal would add to the local housing stock and make good use of 2 front basement store rooms in a large house which has been converted into a flat at each floor level. At least one of those flats is a family unit and the present basement flat is occupied and used in accordance with a previous grant of planning permission. The proposal would not interfere with the authorised use of the rest of the building, and although I appreciate the council's aims to increase the amount of family accommodation, I am satisfied that the proposal would not conflict with the general application of that local planning policy.

4. Turning to the second consideration, I note that, following the removal of the internal staircase, provision could be made for a side entrance to the proposed flat, the size of which could be large enough to meet the council's space standards. Therefore, it follows that there is no compelling planning objection on the ground that the proposed flat would be of an inadequate size to provide reasonable living conditions for a small household.

I conclude therefore, that the proposed accommodation would be adequate for the intended residential use and that your proposal is acceptable.

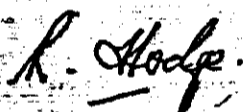
6. Having taken full account of all the other matters raised in the written representations of this case, I am of the opinion that they do not outweigh the considerations that led me to my decision. Accordingly, for the above reasons, and in exercise of powers transferred to me, I hereby allow your appeal and grant outline planning permission for alterations to form a residential unit in the basement of a building on land at 8 Frognal Lane, London NW3 in accordance with the terms of the application (No F5/9/28/32773) dated 22 July 1981 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter referred to as 'the reserved matters') shall be obtained from the local planning authority;
- b. application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this letter;
2. the development hereby permitted shall be begun on or before whichever is the later of the following dates:
 - a. 5 years from the date of this letter; or
 - b. the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved.

7. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant



R HODGE FRTPPI DipTP(Notts)
Inspector