

Ms Penelope Toleman
Toleman Associates
Rennie House
Torraino Mews
London
NW5 2RZ

Application Ref: **2014/7269/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

28 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Countess Road
London
NW5 2NT

Proposal: Conversion of 2 self-contained flats (1 x 1 bed and 1 x 2 bed) to dwellinghouse, erection of a single storey ground floor rear infill extension and staircase from first floor rear terrace to garden.

Drawing Nos: APJT/1407/01; 1415/02; 1407/03; 1415/04 and 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Scale 1:1250; 1415/02; 1407/03; 1415/04 and Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss or two or more homes. As the proposal would involve the loss of one residential unit it would comply with these policies.

The resulting dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

The site has a Public Transport Accessibility Level (PTAL) of 5. Policy DP18 expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above). Given that the number of units will be reduced from two to one it not considered necessary for this development to be car-free.

The proposed single storey side and rear extension would match the depth of the original two storey tunnel back element and is considered to be subordinate in scale and location to the host building, while respecting the character and setting of the neighbouring properties. A number of other buildings within this parade, including the attached building at 2 Countess Road (ref: 2010/3456/P), have undertaken a similar extension.

The proposal would extend along the shared boundary with 6 Countess Road at a depth of 4.5m and a height of 3m. While the proposal would cause some harm to an adjacent ground floor rear bedroom window of the neighbouring flat by way of a loss of outlook and an increased sense of enclosure, the bedroom and rear garden of that unit benefits from a higher ground level (400mm) and the proposal would be

lower than the existing boundary treatment between the properties. The window is directly south facing and there would not be a significant loss of light. The other ground floor windows at 6 Countess Road are side facing and serve a kitchen.

A rear spiral staircase is proposed with black railings to match those used on the existing terrace it would serve. Due to its location at the rear it is considered that it would preserve the character and appearance of the conservation area and no overlooking/loss of privacy issues would result as the terrace is existing.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 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.
- 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment