

Mr Jeremy Clark-Lowes  
Oakhurst  
Tottenham Park  
Broad Oak  
Heathfield  
East Sussex  
TN21 8XJ

Application Ref: **2014/7184/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

2 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**40 Arkwright Road**  
**London**  
**NW3 6BH**

Proposal:  
Conversion of 3 residential flats (2 x 2 bed and 1 x 4 bed) on ground, first and second floors into 2 residential flats (1 x 2 bed and 1 x 4 bed).

Drawing Nos: Site location plan; 6014-01 A; 512 P100 A; Lifetime Homes Assessment

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: Site location plan; 6014-01 A; 512 P100 A; Lifetime Homes Assessment

Reason:

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

- 3 Prior to occupation of the hereby approved units, details of secure and covered cycle storage area for two cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 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 of two or more homes. As the proposal would not result in the net loss of residential floorspace and would only involve the loss of one residential unit it is considered to comply with these policies.

The proposed new dwellings 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 6a. 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). However, given that the number of units will be reduced from three to two it not considered necessary for this development to be car-free.

A Lifetime Homes statement identifying design features which would maximise accessibility and the site/building's constraints. The proposal largely complies with the Lifetime Homes criteria; however the constraints of the site, in particular the inability to provide a parking space in close proximity to the site restrict compliance with some of the criteria.

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.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 3.5 of the London Plan 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

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



Ed Watson  
Director of Culture & Environment