

Ms Sophie Greene
Christopher Egan Architecture Ltd.
Sixth Floor
23-25 Eastcastle Street
London
W1W 8DF

Application Ref: **2014/7845/P**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

17 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Lower ground floor flat
6 Frognal Gardens
London
NW3 6UX**

Proposal:

Conversion of the lower ground floor from two residential units to one residential unit.

Drawing Nos: PL 101; PI 102; PL 103; 213_PL208_Site Photographs; 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 - PL 101; PI 102; PL 103; 213_PL208_Site Photographs; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reason for Granting Planning Permission

The proposed conversion of two flats into one is acceptable in principle as it does not result in the loss of residential floorspace and would only result in the loss of one unit and would thus accord with the Council's Local Development Framework policies. As no external alterations are proposed, it would not harm the character or appearance of the host property nor the wider conservation area.

The proposed new dwelling would have an acceptable layout, in terms of room sizes, sunlight, daylight, ventilation and outlook and these would be those already enjoyed by the existing two flats. Failure to meet lifetime homes and wheelchairs standards is accepted given the age of the property and the fact that it inherits an existing layout. It would also inherit the access to the garden to the property enjoyed by the existing two flats.

The proposal would not result in an increase in parking demand or loss of parking provision.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area 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 CS6, CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 & DP26 of the

London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.6 & 7.8 of the London Plan 2011 and paragraphs 14, 17, 56 -66 & 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.

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