

Mr Leo Okocha

Adelaide Jones
116 Seymour Place
London
W1H 1NW

Application Ref: **2014/6198/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Dental Surgery
34 Parkway
London
NW1 7AH

Proposal:

Change of use of first floor accommodation from dental surgery to residential with a first floor rear terrace area , the removal of two existing chimney stacks and installation of water tank housing at roof level.

Drawing Nos: 9189-001, 9189-002, 9189-011A, 9189-012A, site location plan, Design and Access Statement dated September 2014.

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 9189-001, 9189-002, 9189-011A, 9189-012A, site location plan, Design and Access Statement dated September 2014.

Reason:

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

- 4 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 if in CA] 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help

pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

4 Reason for granting planning permission

Camden Policy DP15 resists the loss of existing community facilities (such as dental surgeries) unless it can be shown that a replacement facility has been provided. The dental surgery has not relocated as yet, but there are several other dental surgeries within the vicinity of the site on both the Parkway and Camden High Street. As such there is not considered to be an objection in principle in relation to Policy DP15.

The proposed conversion of the first and second floors from a dental surgery and ancillary accommodation is considered acceptable in policy terms as it provides a large priority size dwelling. The proposal would see the creation of a large 3 bed maisonette which there is a higher need for within the borough. However the application is providing a 4 bed unit which is line with policy DP5 and will assist the Council in meeting the strategic housing target for the Borough. The proposed residential flat is of an appropriate size and will benefit from adequate levels of daylight, outlook and natural ventilation. The site has a Ptal rating 6b (excellent), and as such it is considered that the proposed unit should be car-free. The new residential unit will be secured as car-free though a S106 agreement to encourage car free lifestyles and reduce impact on the highway network.

The proposal would see changes to the windows on the rear elevation. These would be double glazed casement windows and would match the existing design of the window. There would be no changes to the front elevation of the property. The proposed external alterations, owing to their design and location will not harm

neighbour amenity in terms of daylight, sunlight or outlook neither would the proposed roof terraces result in any unacceptable overlooking. There has been an informal terrace present for a number of years. The proposal is considered to conserve the character of the Camden Town Conservation Area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history (including appeal history) of the site has been taken into account when coming to this decision. A site and press notice was issued. No objections have been received. Comments raised by the Camden Town Conservation Area Advisory Committee have been taken into account and revised drawings reflect this.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS8, CS9, CS11, CS14, of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP2, DP5, DP6, DP13, DP15, DP16, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 6.3, 6.11, 6.13, 7.2, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 29, 39, 49, 56-64, 126-138 and 140 of the National Planning Policy Framework.

- 5 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.
- 6 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

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