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Gip architects
764 Finchley Road
London
NW11 7TH

Application Ref: **2015/0753/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

1 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 A Kidderpore Gardens
London
NW3 7SR

Proposal:
Conversion of 2 flats to single dwelling, erection of two storey front extension and conversion roof space to habitable accommodation.

Drawing Nos: Design & Access statement, 06.937.01, 06.937.02, 06.937.03, 06.937.04, 06.937.05, 06.937.06, 06.937.07, 06.937.08, 06.937.09 Rev A, 06.937.10, 06.937.11, 06.937.12 Rev A, 06.937.13, 06.937.14, 06.937.15 Rev A, 06.937.16 & C8-2A Arboricultural Impact 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 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 06.937.08, 06.937.09 Rev A, 06.937.10, 06.937.11, 06.937.12 Rev A, 06.937.13, 06.937.14, 06.937.15 Rev A & 06.937.16

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal to combine two existing flats into one dwelling house, the erection of a two storey front extension and conversion of the loft to habitable space is considered to comply with Camden development policies. Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss or two more homes. As the proposal would not result in the net loss of residential floor space and would only involve the loss of one residential unit, it is considered to comply with these policies.

The proposed erection of a two storey front extension is designed to reflect the existing character of the dwelling with the appearance of being an original feature. Only one first floor window facing towards the rear garden has been inserted in the elevation serving a habitable room. The location of the windows on the proposed elevation are not considered to be detrimental to the amenities of the adjacent dwelling no's 2 and 4 Kidderpore Gardens in terms of privacy and outlook.

The conversion of the existing and proposed loft space to habitable accommodation is acceptable in principle and does not result in exterior changes to the detriment of the character and style of the dwelling. The insertion of a second floor rear window creates modest overlooking of the no 2 Kidderpore Avenue however the overlooking would not alter the existing conditions present on the site.

The site has a Public Transport Accessibility level (PTAL) of 2. Policy DP18 expects development to be car free in the central London Area, Town centres, and other area within Controlled Parking Zones that are easily accessible by Public

transport (PTAL of 4 or above). The low PTAL level and existing off street parking means car capping or car free development is not applicable.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. One objection has been received at the time of writing. The site's 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, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies 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 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

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

Ed Watson
Director of Culture & Environment