

Mr. Anthony Boulanger
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Application Ref: **2015/0141/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

13 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 York Rise
London
NW5 1SP

Proposal:

Conversion of ground and lower ground floor office (B1) and 1 bedroom maisonette into a single family dwelling. External alterations to the shopfront; rear extensions; alterations to the rear terrace and a sunken courtyard to the rear.

Drawing Nos: P001 Rev A; 002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; 008 Rev A; 009 Rev A; 010 Rev A; 011 Rev A; 012 Rev A; 013 Rev A; 014 Rev A and 034 DAS 01.

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 P001 Rev A; 002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; 008 Rev A; 009 Rev A; 010 Rev A; 011 Rev A; 012 Rev A; 013 Rev A; 014 Rev A and 034 DAS 01.

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

Informative(s):

- 1 Reasons for granting permission.

The loss of office space would be appropriate given its location at the ground and lower ground floor levels of a building within a residential area and due to the poor quality of its accommodation.

The resulting dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation, amenity space 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 4. 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 would not be increased it is not considered necessary for this development to be car-free. Two cycle spaces are shown on the ground floor within a storage area and there are large storage areas within the basement.

The existing shopfront is in a poor condition and its renovation is encouraged. While a number of the surrounding shopfronts have been converted into residential use, the proposal to retain original features is supported. The proportions and size of the proposed shopfront openings relate well to the windows above and would be inward opening. It would be clad entirely with painted timber joinery and would be in keeping with the traditional shopfront design and relate well to the parade of buildings around it.

The proposed rear extension replacing the existing toilet is of similar dimensions to the structure it would replace and is of an acceptable size, design and scale in

relation to the host building. The building up of the boundary wall to the rear of the building would not materially change its appearance and the railings would be setback further at first floor level than existing. Overall, the proposed rear alterations are considered appropriate and would preserve the character and appearance of the conservation area.

Due to the scale and nature of the extensions it is not considered that they would result in a material loss of outlook, sunlight, daylight or have an overbearing effect on any of the adjoining occupiers. The changes to the first floor level terrace would not significantly increase existing levels of overlooking achieved. A high level window is proposed to the rear of bedroom 2 to provide further light and outlook. Due to its height, location and size and given that it is higher than the ground level of the neighbouring gardens to the rear, it is not considered that it would be able to overlook them but would mainly benefit from sky views. It would also be positioned near the end of a rear garden and it is not considered that a material loss of privacy would result for those occupiers.

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, CS6 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP13, DP18, DP19, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 6.9, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 47-55, 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.

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