

Mr Ronald Crawford  
Crawford Architects  
21 Culmstock Road  
London  
SW11 6LY

Application Ref: **2015/0386/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

30 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted Subject to a Section 106 Legal Agreement**

Address:  
**178 Regent's Park Road**  
**London**  
**NW1 8XP**

Proposal:  
Conversion of single dwelling house to 1-bed lower ground floor flat and 3/4 bed upper floor maisonette. Enlargement of basement front window and alterations to the existing rear extension windows.

Drawing Nos: Design and Access Statement, Location Plan, Drg no 01, 02, 03 ,04, 05, 06, 07, 08, 09, 10, 11, Drg no P-01, P-02, P-03, P-04, P-05, P-06, P-07, P-08, P-09, P-10 & P-11; Lifetime homes 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 Drg no P-01, P-02, P-03, P-04, P-05, P-06, P-07, P-08, P-09, P-10 & P-11; Lifetime homes statement.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal would convert the lower ground floor of the three storey dwelling house to a self-contained independent flat. The lower ground floor double hung sash window frames would be replaced by casement doors enlarged to floor level height. The existing ground floor rear extension would be modified with different materials and a parapet roof opposed to the existing hipped roof.

The proposed lower ground floor flat would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight and amenity space. The rear amenity space of approximately 46sq.m would be provided as part of the Lower Ground Floor flat. The amenity space provided by the balcony on the third floor roof and the front garden would be retained as part of the maisonette. The inclusion of the rear amenity space within the Lower ground floor flat development would result in a greatly reduced quality of amenity space for the maisonette. The presence of a third floor terrace and a paved front garden open to the street scene, provide neither privacy nor a safe environment. However it is recognised in Camden planning guidance CPG2 that in some instances existing residential properties will not be able to afford external amenity space. On balance the provision of amenity space for the proposed flat and retained maisonette are considered reasonable and acceptable.

The proposed insertion of glazed double doors to replace the casement window on the front elevation of the lower ground floor would be timber framed, matching the existing. The double doors would provide increased light provision to the proposed bedroom and would not appear out of character on the dwelling or the wider conservation area, on account of being largely hidden from street view.

The modifications to the rear extension involve changes to the materials and design. The modifications are considered to be modest and the lack of any additional increase in the built footprint would not impact the neighbouring amenities or local views. The alterations and changes are considered to accord with policies DP26 and CS5 of the adopted LDF.

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 area within Controlled Parking Zones that are easily accessible by Public transport (PTAL of 4 or above). The development of an independent dwelling meets the criteria for car free development and therefore the applicant has entered into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended), to permanently remove the entitlement to a parking permit for the Lower Ground floor flat. The existing occupiers are to remain in the retained three storey property and therefore a car free development for the entire site is not considered necessary with no additional vehicle parking forecast.

No objections have been received prior to making this decision. The CAAC have responded with no objections. 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, 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 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, 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 and 125-141 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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