

Mr Ilan Feigenbaum
Architecture & Design
2 Nursery Avenue
London
N3 2RD

Application Ref: **2014/7780/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

24 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
315 Finchley Road
London
NW3 6EH

Proposal:
Conversion of a maisonette above retail unit into 3 self-contained flats including rear extension to 1st, 2nd and 3rd floors and elevational alterations.

Drawing Nos: location plan, Planning Statement, 315/FR14/01, 315/FR14/02, 315/FR14/03, 315/FR14/04, 315/FR14/05, 315/FR14/06.

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 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: location plan, Planning Statement, 315/FR14/01, 315/FR14/02, 315/FR14/03, 315/FR14/04, 315/FR14/05, 315/FR14/06.

Reason:

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

- 4 The lifetime homes features and facilities, as indicated on the drawings hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the maisonette into 3 self-contained flats is considered acceptable in policy terms as it provides 2 additional priority size dwellings. The proposal would see the loss of a large 3 bed maisonette which there is a higher need for within the borough. However the application is providing 3 x 2 bed units which is line with policy DP5 and the two additional residential units will assist the Council in meeting the strategic housing target for the Borough. The proposed residential flats are of appropriate sizes and will benefit from adequate levels of daylight, outlook and natural ventilation.

The additional residential units will assist the Council in meeting the strategic housing target for the Borough. The proposed residential flats are of appropriate sizes and will benefit from adequate levels of daylight, outlook and natural ventilation.

The proposed 3 storey rear extension is subordinate in scale and location to the host building. The design and facing material proposed match that at No. 313 Finchley Road.

The proposed balcony areas would provide valuable amenity space, whilst recessed to minimise overlooking.

The proposed 3 storey rear extension, by virtue of its size and location would not materially harm the amenity levels enjoyed of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Given its location, on a minor façade and not readily visible from the wider public realm, the extension would not be harmful to the character or appearance of the host building, or the street scene.

In accordance with Policy DP18, the 2 additional flats would be secured as car-free so as not to increase pressure on the highways, secured by a S106 legal Agreement. Cycle parking provision will be waived in this instance due to the site constraints.

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.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP17, DP18, DP21, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.4, 6.13, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 39, 49, 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.

4

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

- 5 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.
- 6 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.

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