

Mr. Steve Adams  
Steven Adams Architects  
28B Englands Lane  
London  
NW3 4UE

Application Ref: **2015/1378/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

7 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**46 Goldhurst Terrace**  
**London**  
**NW3 3HT**

Proposal:  
Conversion of two existing non self-contained studio flats into a self-contained one bedroom flat

Drawing Nos: Location Plan, Design and Access Statement, GA.02, SV.08, SV.07, SV.06, SV.05, SV.04, Sv.03, SV.02, SV.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 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Design and Access Statement, GA.02, SV.08, SV.07, SV.06, SV.05, SV.04, SV.03, SV.02, SV.01

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of two non self-contained flats to one larger self-contained unit would provide a new unit with an appropriate standard of accommodation in terms of floorspace, outlook and access to natural light and ventilation in line with the Council's residential development standards outlined in CPG 2.

The existing and surrounding uses are residential. No external works are proposed and therefore it is not considered that the proposal will have an impact on the amenity of adjoining occupiers or on the character or appearance of the host building or surrounding area.

The existing one bedroom studio apartments have access to a shared bathroom and a separate toilet room accessed by the occupants of the studio apartments via the shared hallway of the apartment building. The existing units are also considered substandard by virtue of their inadequate floorspace. The proposed conversion would maintain the existing car-free nature of the accommodation on and the existing access arrangements would remain unaltered. In line with policy DP6, Lifetimes Homes Standards are met where possible even if this is limited given this is a conversion in an existing building.

The development will result in the loss of one residential unit. Policy DP2 of the London Borough of Camden Local Development Framework Development Policies seeks to resist development that results in the loss of more than one residential unit and given the substandard nature of the existing units, the proposal which creates a self-contained one bedroom unit which would be of improved quality in accordance with the Council's residential development standards is considered.

No objections were received prior to making this decision. 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 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 CS5

and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP6, DP17, DP18 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.14, 6.9, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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



Ed Watson  
Director of Culture & Environment