

Mrs Ronit Conforti-Brinkmann
Treatment Architecture Ltd
11 Woodberry Crescent
N10 1PJ

Application Ref: **2015/1754/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

1 June 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

156 flats B & C Goldhurst Terrace London London NW6 3HP

Proposal:

Conversion of two self-contained 2 bedroom flats into one 3 bedroom maisonette.

Drawing Nos:

NW63HP@Camden20032015 01, NW63HP@Camden20032015 02,
NW63HP@Camden20032015 03, NW63HP@Camden20032015 04,
NW63HP@Camden20032015 05, NW63HP@Camden20032015 06,
NW63HP@Camden20032015 07, NW63HP@Camden20032015 08,
NW63HP@Camden20032015 09, NW63HP@Camden20032015 10,
NW63HP@Camden20032015 11. NW63HP@Camden20032015 12,
Design and Access Statement, NW63HP@OrdancePlan Site Location Plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: NW63HP@Camden20032015 01, NW63HP@Camden20032015 02, NW63HP@Camden20032015 03, NW63HP@Camden20032015 04, NW63HP@Camden20032015 05, NW63HP@Camden20032015 06, NW63HP@Camden20032015 07, NW63HP@Camden20032015 08, NW63HP@Camden20032015 09, NW63HP@Camden20032015 10, NW63HP@Camden20032015 11, NW63HP@Camden20032015 12, Design and Access Statement, NW63HP@OrdancePlan Site Location Plan.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The proposed conversion of two self-contained 2 bedroom flats into one self-contained 3 bedroom maisonette would provide a new dwelling with an appropriate standard of accommodation in terms of floor space, outlook and access to natural light and ventilation, in line with the Council's residential development standards outlined in Chapter 2 of the Camden Planning Guidance.

The development have some negative impact in the resulting loss of one residential unit, however this is in accordance with Policy DP2 which seeks only to resist development that results in the loss of more than one residential unit.

The existing and surrounding uses are residential and no external works are proposed. Therefore, it is considered that the proposal will not result in harm to either the amenity of adjoining occupiers or the character or appearance of the host building or the South Hampstead Conservation Area.

The existing access arrangements on site would remain unchanged with no provision for on-site car parking. The proposal will not result in increased demand for on-street parking due to the reduction in the number of units and as such it is not necessary that the development be secured as car free. In line with policy DP6, Lifetimes Homes Standards are met where possible even if this is limited due to the constraints of converting an existing building.

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