

Mr Chris Bowen
Tasou Associates
4 Amwell Street
London
EC1R 1UQ
United Kingdom

Application Ref: **2015/2119/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

8 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Woodchurch Road
London
NW6 3PL

Proposal:
Conversion of 1 x studio flat and 1 x bedsit (9A Woodchurch Road) into 1 x 1 bed flat at ground floor level including erection of rear extension with 2x rooflights and raised terrace.
Drawing Nos: Design and Access Statement, OS.01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, PP01, PP02, PP03, PP04, PP05, PP06, and PP07.

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:

Design and Access Statement, OS.01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, PP01, PP02, PP03, PP04, PP05, PP06, and PP07.

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

Informative(s):

- 1 Reasons for granting permission.

The conversion of the studio (27sqm) and bedsit (27sqm) to form a one bedroom flat (59sqm including rear extension of 5sqm with additional 9sqm private amenity space) shall improve the living accommodation at this property. The loss of one bedsit is justified in accordance with DP9 as the accommodation is incapable of meeting housing standards as the bedsit has an undersized kitchen, bathroom, no fixed heating, inadequate fire doors, variation in internal levels and poor access arrangement.

The design of the single storey rear extension would appear secondary to the main, two storey building in form, scale and proportions. The extension shall match the main property in terms of materials (brick work with felt roof) and shall include contemporary fenestration details (three aluminium sliding doors) with a glass balustrade around the raised balcony area and two rooflights in the extension, which are considered acceptable in the rear elevation where they are not visible from the streetscene.

Although the extension would add some bulk to the rear elevation in terms of increasing the width of the existing rear projection, the development would remain secondary to the main property and due to the large rear garden, would not dominate the property or cause overdevelopment of the site. Furthermore, the location of the extensions at the rear of the property would mean limited impact on the conservation area as it would not be visible from the streetscene.

The extension would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure given the rear extension shall be over 4m from all boundary walls. The glazed sliding doors do not create loss of privacy or overlooking as they face into

the rear garden.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in 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 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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 (March 2015), consolidated with alterations since 2011; and paragraphs 14, 17, and 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