

Mr. Tom Hawley
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/0260/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

12 June 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:
17-19 Chalton Street
London
NW1 1JD

Proposal:
Erection of part 1 and part 2 storey rear extension with associated change of use at No. 17 from HMO (Class C4) to large HMO (Sui Generis).
Drawing Nos: 1468-101 Rev A; 1468-004; 1468-100; 1468-003; 1468-013; 1468-002; 1468-102; 1468-012; Design and Access Statement by DGA Architects dated December 2014 and Daylight Sunlight Study by Delva Patman Redler dated January 2014.

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

1468-101 Rev A; 1468-004; 1468-100; 1468-003; 1468-013; 1468-002; 1468-102; 1468-012; Design and Access Statement by DGA Architects dated December 2014 and Daylight Sunlight Study by Delva Patman Redler dated January 2014.

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

- 4 The flat roof of the first floor extension hereby approved shall not be used as an amenity terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed reconfiguration of the two large HMOs (Sui Generis) under previously approved application 2014/1310/P will result in no 19 having a reduction in bedrooms. The previous approval granted no 17 to have 8 beds and no 19 to have 7 beds. The current application involves a reduction in rooms at no 19 which will now contain 6 beds. The changes mean that no19 will remain a small HMO (Class C3), with the previously granted planning permission for a large HMO (sui generis) not being implemented. Both 17 and 19 have their own external access from Charlton Road, and with the exclusion of the ground floor there is no cross over into the adjacent property.

It is not considered that this change is likely to cause an over concentration of HMO use in the local area or cause harm to residential amenity or the surrounding area. The proposal does not involve any additional external changes than what was previously approved. There are also no additional rear (south west) facing windows to be installed. Therefore there are no additional design or amenity concerns.

10 neighbours were consulted. No objections have been received. 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 CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP9, DP16, DP17, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 50, 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 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment