

Mr Stephen Coleman
4orm
1-5 Offord Street
London
N1 1DH

Application Ref: **2015/3736/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

3 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36 Ingham Road
London
NW6 1DE

Proposal:
Conversion of 1 x 1 bedroom and 1 x 2 bedroom flats to a 1 x 4 bedroom dwelling house.
Drawing Nos: Design and Access Statement, Lifetime Homes statement (493-03A-150715), 493-X.303, 304, 310; 493-P.303, 304; 493-X.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- Lifetime Homes statement (493-03A-150715), 493-X.303, 304, 310; 493-P.303, 304; 493-X.01

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

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents 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 Reason for granting permission

The proposal to convert the 2 flats into one dwelling house involves the loss of one unit but complies with policy that does not resist schemes where they involve the loss of a single home. Although it results in loss of a high priority 2 bedroom unit, it does create a medium priority family sized 4 bedroom dwelling which on balance is welcome. The Fortune Green and West Hampstead Neighbouring Plan stipulates that housing policy shall provide a range of housing types to meet a range of needs, including three and four bedroom homes suitable for families. The reduction of housing units is also acceptable in transport terms as it will reduce pressure on parking.

The lifetime homes statement shows that the scheme complies with the 16 criteria; the development meets the minimum residential space standards and have an external private amenity area and a rear terrace, and will meet residential standards.

There are no external changes to the building so the scheme will not alter the appearance of the property or neighbour amenities.

No objections have been received in relation to the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is considered to accord with policies CS5 and CS6 of the London Borough of Camden Local development Framework Core Strategy, and policies DP2, DP5, DP6 and DP18 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3- 3.9, 7.1 of the London Plan 2015; and paragraphs 14, 17, 47-55 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