

Mr Simon Ible
Terence O'Rourke
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

Application Ref: **2015/2964/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

4 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Elsworthy Road
London
NW3 3DS

Proposal:
Change of use from two self contained maisonettes into one self-contained dwellinghouse and alterations to the front entrance (Class C3).

Drawing Nos: 201407-02, 201407-D01, 201407-5001 REV A, 201407-5002 REV A, 201407-5003 REV A, 201407-502 REV A , 201407-501 REV A, Location Plan, Site Plan.

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: 201407-02, 201407-D01, 201407-5001 REV A, 201407-5002 REV A, 201407-5003 REV A, 201407-502 REV A , 201407-501 REV A, Location Plan, Site Plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to convert the two self-contained flats into one single 5 bed dwellinghouse and to alter the two existing front doors to a single front door. The proposed development would create a single unit of accommodation with an appropriate standard of accommodation in terms of floorspace, outlook, access to natural light and ventilation. The proposed front door would not be out of keeping with character of the host dwelling or out of keeping with the Elsworthy Conservation Area.

The development will have some negative impact in resulting in the loss of a residential unit. However 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. In this case, it is just the loss of a single unit and the proposed dwellinghouse would meet the Council's residential development standards under Chapter 2 of the Camden Planning Guidance. The existing access arrangements will not be altered with no on-site parking and the maintenance of a limited amount of on-road parking. In line with policy DP6, Lifetimes Homes Standards are met where possible even if this is limited due to the limited nature of external works proposed.

The proposed alterations to the front door would retain the existing brick arch as well as retain the existing porch frame while replacing the surroundings of the proposed single door with glass panels. This is considered an acceptable addition to the surrounding streetscene and the Elsworthy Conservation Area

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, DP25 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment