

Mr Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2015/3517/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

14 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 St Mark's Crescent
London
NW1 7TU

Proposal: Convert 2 x 2 bedroom flats to 1 x 4 bedroom flat.

Drawing Nos: Location plan, Lifetime Homes, STM-EX-GA-01, STM-EX-GA-02, STM-EX-GA-03, STM-EX-GA-04, STM-PL-GA-01, STM-PL-GA-02, STM-PL-GA-03 & STM-PL-GA-04.

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 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 policies 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 Lifetime Homes, STM-PL-GA-01, STM-PL-GA-02, STM-PL-GA-03 & STM-PL-GA-04.

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

- 4 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.

Informatives:

- 1 Reason for granting permission:

The proposal would convert 2 x 2 bedroom flats in to a four bedroom flat located over three floors. Policy DP2 generally resists the redevelopment or conversion of housing that involves the net loss of two or more homes. The development involves the loss of one unit and meets guidance in CPG2 that states "the Council does not generally seek resist schemes combining dwellings where they involve the loss of a single home". This provision of larger dwelling units creates some scope for growing families to expand into an adjoining property.

Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the dwelling size priorities table. The proposed conversion would result in the loss of 2 x 2 bedroom units which are considered a very high category, the resulting creation of a 4 bedroom unit is considered medium priority. On balance the loss of two high priority type dwellings, and the loss of one unit overall would be considered acceptable. The Regents Park area has a relatively low proportion of large dwellings and therefore the development of a 4 bedroom unit is considered favourably as stated in section 2.24 of the development policies document.

There would be modest alterations to the internal layout of the property including the internal access doors to the flat, the insertion of a flexible wall between

bedrooms on the first floor and the conversion of the kitchen to a study. A Lifetime Homes statement has been submitted outlining the adherence to the 16 point criteria and the development meets the minimum residential space standards. The development includes no exterior alterations and therefore the conservation area is not considered to be harmed by the proposed development in accordance with policies DP24, DP25 and guidance in the Primrose Hill Conservation Area Statement. The continuation of the site as residential use and the modest changes to the internal layout are unlikely to harm the neighbouring amenity in accordance with policy DP26 (managing the impact of development on occupiers and neighbours).

7 neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. 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 Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment