

Mrs Ines Rafael
PAD Consultancy Ltd
4 Abbot's Place
London
NW6 4NP

Application Ref: **2015/1882/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
29 Compayne Gardens
London
NW6 3DD

Proposal:

Conversion of second floor flat into 1 x Studio & 1 x 2 bedroom flat & change to the rear fenestration.

Drawing Nos: Design & Access Statement, Lifetimes Homes Statement, 5336/D 02 Rev D, 5336/D 03 Rev D, 5336/D 04 Rev D, 5336/D 05 Rev D, 5336/D 06 Rev D, 5336/D 07 Rev D, 5336/D 08 Rev D, 5336/D 09 Rev D, 5336/D 10 Rev D, 5336/D 20 Rev D, 5336/D 21 Rev D, 5336/D 22 Rev D, 5336/D 23 Rev D, 5336/D 24 Rev D, 5336/D 25 Rev D, 5336/D 26 Rev D, 5336/D 27 Rev D, 5336/D 28 Rev D, 5336/D 40 Rev D, 5336/D 41 Rev D, 5336/D 42 Rev D & 5336/D 43 Rev D

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 if in CA] 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 [insert drawing no.s]

OR

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reason for granting permission

The proposed development would convert the existing 3 bedroom flat on the

second floor to a self-contained Studio and two bedroom flat. The only exterior alteration would be the changing of the second storey rear window to a timber sash frame.

The sub-division of the three bedroom flat to a studio and a two bedroom flat adds an additional dwelling to the Camden housing stock. Policy DP2 (Making full use of Camden's capacity for housing) attempts to maximise the number of dwellings in the Borough. The sub-division of the existing three bedroom creates a new residential unit but fails to increase the habitable space on the site. Policy DP5 (Homes of different sizes) of the Camden LDF seeks to ensure that all residential development contributes to meeting the priorities set out in the dwelling size priorities table, including conversions of existing residential and non-residential floorspace. Three bedroom dwellings are categorised as medium priority, two bedroom very high and studio's lower. The subdivision creates a very high priority unit meeting policy DP5, the inclusion of a studio flat does not reduce the overall number of bedrooms on the site.

The studio and two bedroom units are approximately 33.7sq.m and 75sq.m respectively in floor area, meeting Camden Council's internal habitable space standards and criteria in the London Plan. The internal layout maximises the existing windows providing natural light to all the rooms except the studio bathroom. The principle of the subdivision and the change of window materials and style are not considered to harm the amenities or character of the location.

18 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; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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