

Mr Robert Dye  
Robert Dye Architects  
4 Ella Mews  
Cressy Rd  
London  
NW3 2NH

Application Ref: **2015/5360/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

30 October 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Baptist Gardens**  
**London**  
**NW5 4ET**

Proposal:  
Change of use from two residential maisonettes to single dwellinghouse and installation of a pair of front dormer windows and skylight.  
Drawing Nos: EX (000, 001, 002, 003, 004, 005, 101, 102, 201), PA (001, 002, 003, 004, 005, 101, 102, 201 Rev A)

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 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: EX (000, 001, 002, 003, 004, 005, 101, 102, 201), PA (001, 002, 003, 004, 005, 101, 102, 201 Rev A)

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

It is considered that the proposed change of use and proposed roof alterations would not have a detrimental impact on neighbouring amenities or be out of character with the host building or with the surrounding area.

The development will have some negative impact resulting from 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 proposed new dwellinghouse would also exceed the minimum floorspace requirements meeting the London Plan Housing Standards.

Given the surrounding streetscene, the proposed front dormers and proposed rooflight would not harm the character of the host dwelling or be out of character with the surrounding streetscene. It is also considered that the proposed development would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

The proposed development would represent a decrease in the number of residential units hence would not result in additional off street parking demand. No letters of representation have been received. The site's planning history and relevant appeal decisions have been taken into account.

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, DP24 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



Ed Watson  
Director of Culture & Environment