

Mr. Martin Harradine  
AZ Urban Studio  
83 Weston Street  
London  
SE1 3RS

Application Ref: **2014/6313/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

30 March 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**2 Maresfield Gardens**  
**London**  
**NW3 5SU**

Proposal:

Addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade (all further works to partially completed works carried out under permission 2010/2772/P), and use of resulting building as 6 residential units.

Drawing Nos: Site location plan; 0052\_200; 0052\_201; 0052\_202; 0052\_203; 0052\_204 Rev A; 0052\_100; 0052\_101 Rev A; 0052\_102 Rev A; 0052\_103; 0052\_104; 0052\_105; 0052\_106; 0052\_300 Rev A; Construction management plan v1 11.11.14; 0052\_024; 0052\_025; 0052\_026; 0052\_027; 0052\_002; 0052\_010; 0052\_011; 0052\_012; 0052\_013; 0052\_014; 0052\_020; 0052\_021; 0052\_022; 0052\_023; 0052\_030; BREEAM Domestic Refurbishment Pre-Assessment; 0052\_001; Lifetime Homes statement July 2010

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: Site location plan; 0052\_200; 0052\_201; 0052\_202; 0052\_203; 0052\_204 Rev A; 0052\_100; 0052\_101 Rev A; 0052\_102 Rev A; 0052\_103; 0052\_104; 0052\_105; 0052\_106; 0052\_300 Rev A; Construction management plan v1 11.11.14; 0052\_024; 0052\_025; 0052\_026; 0052\_027; 0052\_002; 0052\_010; 0052\_011; 0052\_012; 0052\_013; 0052\_014; 0052\_020; 0052\_021; 0052\_022; 0052\_023; 0052\_030; BREEAM Domestic Refurbishment Pre-Assessment; 0052\_001; Lifetime Homes statement July 2010

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.

#### Informative(s):

- 1 Reasons for granting permission.

Maresfield Gardens comprises a variety of building forms and styles, with the large modern Church of St Thomas More to the south of the site and 3 pairs of semi-detached three storey properties to the north. Beyond these, the scale of the properties changes again. Given the lack of uniformity, the additional sheer storey at 2nd floor level (with replacement roof level accommodation above) would not appear incongruous and would be a sympathetic addition to the host property. The proposed front elevation would match the existing facade in terms of treatments and detail. The additional sheer storey, whilst being a significant intervention, would

improve the vertical emphasis of the property, particularly when viewed from the rear. The proposed minor alterations to the front elevation of the coach house respect the architectural features of the existing building. The proposal would therefore preserve the character and appearance of the conservation area. The proposed accommodation would meet the Council's residential development standards and would provide an additional 2-bedroom flat which is a high priority in the borough. Given the proposal is a conversion, it is accepted that not all Lifetime Home standards can be met. The proposed additional storey would not harm the amenity of the occupiers of 2 Maresfield Gardens in terms of daylight, sunlight, privacy or overlooking. As the proposal would involve an additional flat, this would be secured car free in accordance with policy DP18.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection and one letter of comment were received prior to making 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, CS6, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 6.12, 7.4, 7.6 and 7.8 of the London Plan 2011 (as amended); and paragraphs 14, 17, 29-30, 39, 49-50, 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 Noise and Licensing Enforcement Team, 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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