

Mr Tim Miles
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/5987/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

9 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Pond Street
London
NW3 2PN

Proposal:

Change of use of basement and ground floor from retail (A1) to residential (C3) and the conversion of the building into a single dwelling house, replacement single storey rear extension, alterations to the shopfront and internal alterations to include the reinstatement of original elements.

Drawing Nos: 1039-AP301-AP308 (AS ORIGINAL DRAWINGS); 1039-AP401-AP408 (AS FOUND DRAWINGS); 1039-AP501-AP509 (PROPOSED DRAWING); 8489/SK/01; 8489/009-012; 030, 031, 110, 111, 120; Historic Building Report dated October 2015; Heritage/Design and Access Statement dated 30/10/2014; Statement - Retail Use and Employment Protection dated 30/10/2014; Lifetime Homes Statement dated 30/10/2014; Cover Letter (ref: TM/PKL/PD10057) dated 23/10/2015.

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 1039-AP301-AP308 (AS ORIGINAL DRAWINGS); 1039-AP401-AP408 (AS FOUND DRAWINGS); 1039-AP501-AP509 (PROPOSED DRAWING); 8489/SK/01; 8489/009-012; 030, 031, 110, 111, 120; Historic Building Report dated October 2015; Heritage/Design and Access Statement dated 30/10/2014; Statement - Retail Use and Employment Protection dated 30/10/2014; Lifetime Homes Statement dated 30/10/2014; Cover Letter (ref: TM/PKL/PD10057) dated 23/10/2015.

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

Informative(s):

- 1 Reasons for granting permission.

The host building has had a number of historic features removed through unauthorised works. This application seeks the reinstatement of the building to the condition that it was in prior to the implementation of permission 2014/6958/L and 2014/6956/P, along with other works that were approved as part of those applications.

The loss of the retail unit has already been approved in principle under 2013/3396/P and 2014/6956/P. The building is detached from the main South End Green shopping area and is isolated from pedestrian flows.

The basement and ground floors would be amalgamated with a residential flat above to create a 4 bedroom single family dwelling. Its size would comply with the London Plan and CPG2 (Housing) and provide an adequate internal layout and provision of light, outlook and external amenity space.

A modern rear extension that detracts from the listed building would be removed and replaced with a smaller rear extension constructed of matching bricks and timber sash windows. The other external alterations include a metal railing around

an existing rear lightwell; the removal of an inappropriate plastic Dutch awning and renovations to the façade. All the works would be in keeping with the building and the works to the front would greatly improve its appearance.

The proposals would reinstate damage done to the building internally which are assessed as part of an associated listed building consent application under 2015/6162/L. Due to the amount of unauthorised works that have caused damage to the listed building, the applicant would be expected to fully implement the planning and associated listed building applications within 12 months. Failure to do so would be likely to result in a listed building enforcement notice being issued.

The replacement rear extension would reduce the size of the existing rear element. It would therefore not lead to any detrimental impacts on neighbouring amenity.

The proposal would not result in the creation of a new residential unit. Therefore, a Section 106 Agreement would not be sought for a car free unit. Given the size of the dwelling and the existence of storage space within the basement and rear garden, it is considered that cycle parking could be accommodated in a safe and covered location.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objections were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5, CS6, CS7, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP10, DP17, DP18, DP19, DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 4.9, 6.9, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011, and paragraphs 14, 17, 29-41, 47-55, 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.

4 ENFORCEMENT ACTION TO BE TAKEN IF PERMISSION IS NOT FULLY IMPLEMENTED WITHIN 12 MONTHS

Notwithstanding condition 1 of this permission, the Director of Culture and Environment consider instructing the Head of Legal Services to issue a Listed Building Consent Enforcement Notice if the works to reinstate the listed building are not adhered to within 12 months of the date of this permission.

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