

Mr Harjeet Suri
Niveda Construction
Berkeley Square House
Berkeley Square
London
W1J 6BD

Application Ref: **2015/5287/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

9 December 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:
4 Lyme Terrace
London
NW1 0SN

Proposal:
Conversion of existing 5-bed house into 3x self-contained flats (1x one-bed and 2x two-bed). Erection of mansard roof extension and side extension at basement level, replacement of rear basement level window with glazed doors.
Drawing Nos: Site Location Plan; NR09; NR10; NR11; NR12/Rev1; NR08/Rev1; NR07/Rev1; NR03/Rev1; NR04/Rev1; NR05/Rev2; NR06/Rev1; NR02; NR01.

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; NR09; NR10; NR11; NR12; NR08; NR07; NR03; NR04; NR05; NR06; NR02; NR01.

Reason:

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

- 4 The 1.8 metre high screen, as discharged by planning reference 2015/5318/P, shall be constructed in accordance with those approved plans and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed subdivision of the building from a 5-bed house to 3 self-contained flats is considered acceptable in principle. The proposal comprises 1no. 1-bed flat and 2no. 2-bed flats. In terms of the mix, 2-bed market flats are recognised as having a very high priority within the borough as set out within policy DP5, which is therefore considered acceptable. In terms of floorspace, one of the units marginally fails in meeting the nationally prescribed minimum space requirements. However, it is considered that as the proposal involves conversion, the benefits of the scheme are considered to outweigh the slight shortfall. Cycle parking was originally proposed but following officer concerns regarding its feasibility, cycle parking was removed and it was accepted that, due to site constraints, it could be removed. It is considered that sufficient levels of light will reach into the proposed units due to the existing front lightwell and rear courtyard. Due to the high accessibility rating of the site (PTAL 6a) a legal agreement has been secured to ensure the development is car free in accordance with policy DP19.

The proposed mansard roof extension, and associated roof terrace, is of the same design that was granted under planning reference 2015/0020/P. The proposed design and use of setback is considered acceptable in design terms and it is not

considered to adversely impact on the amenities of any neighbouring occupiers. The basement level rear extension, which proposes to extend the basement level extension to same width as that of the ground floor extension, is considered sufficiently subordinate to the host building. The use of existing brickwork to match existing is considered acceptable. Due to its size and location, it would not significantly harm the amenity of any adjoining neighbours in terms of loss of light or enclosure.

Whilst the development will have some visual impact, this is considered to be minimal as the both the mansard roof and rear extension are restricted from public views. Such extensions, therefore, in the proposed locations are not considered harmful to the character or appearance of the host building, street scene of the Regent's Canal Conservation Area.

A single objection has been received and duly taken into account. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 Planning (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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 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 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 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).
- 4 You are advised that this proposal will be liable for the Mayor of London's

Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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