

Mr Neil Fletcher
Dale Loth Architects Ltd
1 Cliff Road
London
NW1 9AJ

Application Ref: **2015/4140/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

6 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
40 Stratford Villas
London
NW1 9SG

Proposal:
Change of use from a single family dwellinghouse to 2 maisonettes (1x2 bed and 1x3 bed)
Drawing Nos: 256:S/01, 256:S/02, 256:P/02, 256:S/03, 256:L/03, 256:L/02A, 256:L/01B.

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: 256:S/01, 256:S/02, 256:P/02, 256:S/03, 256:L/03, 256:L/02A, 256:L/01B.

Reason:

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

- 4 As per drawing no. 256:L04 and drawing no. 256:L/O1B, 4 secure and covered cycle storage facilities for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

- 1 The proposed development would create 2 self-contained units with an appropriate standard of accommodation in terms of floorspace, outlook, access to natural light and ventilation and would not be out of keeping with the character of the host dwelling or out of keeping with the Camden Square Conservation Area.

The proposed new units would meet the Council's residential development standards under Chapter 2 of the Camden Planning Guidance and the DCLG 'Technical Housing Standards'. The proposed site has a Public Transport Accessibility Level (PTAL) of 3 and is within easy walking distance of nearby bus stops hence the additional unit will be required to be car free secured by a Section 106 agreement. 4 covered, secure, fully enclosed cycle parking spaces are indicated on the approved plans and secured by condition.

Given the nature of the proposed development, it is not considered that the proposed alterations would have a detrimental impact on neighbouring residents amenity.

No objections were received prior to making this decision. 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 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, DP6, DP17, DP18, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.9, 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, 47-55, 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

