

Nicolas Scarfe
1 Ivor Street
London
Nw1 9PL

Application Ref: **2015/5158/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 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:
6 Arlington Road
London
NW1 7HX

Proposal:
Conversion of single dwellinghouse into 1 x 1 bedroom flat and 1 x 4 bedroom maisonette above, with associated installation of entrance door and staircase to front lightwell at basement level.

Drawing Nos: 6ARL/15/EX01, 6ARL/15/EX02, 6ARL/15/EX03, 6ARL/15/EX04, 6ARL/15/EX05, 6ARL/15/P01, 6ARL/15/P02, 6ARL/15/P03, 6ARL/15/P04, 6ARL/15/P05, 6ARL/15/P06, 6ARL/15/P07, 6ARL/15/LOC.1, Lifetime Homes Criteria and Design & Access Statement dated 8th September 2015 and email dated 8th October 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 policies 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: 6ARL/15/EX01, 6ARL/15/EX02, 6ARL/15/EX03, 6ARL/15/EX04, 6ARL/15/EX05, 6ARL/15/P01, 6ARL/15/P02, 6ARL/15/P03, 6ARL/15/P04, 6ARL/15/P05, 6ARL/15/P06, 6ARL/15/P07, 6ARL/15/LOC.1, Lifetime Homes Criteria and Design & Access Statement dated 8th September 2015 and email dated 8th October 2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal would see the conversion of the existing six bedroom single dwellinghouse to a four bedroom maisonette with a one bedroom flat at basement level. The only external alterations would involve the creation of a new entrance door to the basement flat and the introduction of metal steps leading down from street level. The alterations are considered minor works that would be sympathetic to the host property and surrounding street, and are not uncommon in the area. Due to their location in the lightwell, the changes are considered to have limited visual impact and are not considered to harm the character and appearance of the wider conservation area.

The loss of a large single dwelling is considered acceptable as the proposal includes the creation of a 1 bedroom flat, identified as very high priority. The proposed basement flat and maisonette would comply with both Camden's Planning Guidance and new national space standards, with gross internal floor areas of 37sqm and 97sqm, respectively. All habitable rooms would have a minimum ceiling height of 2.3m which slightly exceeds the minimum standards for existing basements, and all habitable rooms would comply with recommended size standards. The maisonette would receive an adequate amount of daylight and natural ventilation, and the basement flat would benefit from existing windows to the front and rear, which would ensure the habitable rooms received adequate daylight and natural ventilation.

The site has a PTAL rating of 6a (excellent level of accessibility by public transport). The development will therefore be car-free, as secured by way of a S106 planning obligation. Although the proposal does not include provision for a cycle space, the existing constraints of the site mean that secure external cycle storage would not be feasible.

The proposal involves limited external alterations that are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy.

No objections have been received. The planning history of the site and surrounding area and relevant appeal decisions were 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 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, policies DP2, DP5, DP16, DP17, DP18, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 47, 49, 50, 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 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

- 5 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.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning 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