

Mr Rod MacArthur  
macArchitect  
48 Durnsford Road  
London  
N11 2EJ

Application Ref: **2015/6499/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

12 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Well Road**  
**London**  
**NW3 1LH**

Proposal:  
Conversion of two 1-bed flats on 1st, 2nd and attic floors to create one 3-bedroom maisonette (Class C3) with enlarged accommodation in attic and relocated rear rooflight and additional rear rooflight.

Drawing Nos: (Prefix: 1312R.A-03-) 112-01-05; 112-02-05; 122-01-05; 122-02-05; 132-01-05; 132-02-05; 133-01-05; 133-02-05; 133-03-05; 133-05-05; 133-06-05; 133-08-05.

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- (Prefix: 1312R.A-03-) 112-01-05; 112-02-05; 122-01-05; 122-02-05; 132-01-05; 132-02-05; 133-01-05; 133-02-05; 133-03-05; 133-05-05; 133-06-05; 133-08-05.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed reduction in the number of units and change from smaller units to one larger unit is considered acceptable as it will involve the reduction of potential traffic movements and the creation of a family sized medium priority unit. The size and layout of the new units are acceptable. The new unit will not require a legal agreement requiring it to be 'car-free' as the scheme results in a net reduction in numbers of units which already have onstreet parking permits.

The proposed rearrangement of rooflights with creation of another one at rear is acceptable due to their small size, symmetrical arrangement and discreet location at upper roof level. It is considered that the replacement of the uPVC windows and doors at second and third floor levels is welcome. The alterations will not harm the appearance of the host property or the character of the conservation area.

The proposal is considered to preserve the character of the conservation area. 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development

Framework Core Strategy, and policies DP2, DP5, 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, 3.9, 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 47-55, 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).

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