

Miss Charlotte Handscomb
Savills
33 Margaret St
London
W1G 0JD

Application Ref: **2015/6808/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

29 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Wedderburn Road
London
NW3 5QS

Proposal:
Change of use from three residential dwelling units to two residential dwelling units
Drawing Nos: (180) 100 P1; (276) 010; 011; 012; 013; 110 P1; 111 P1; 112 P1; 113 P1

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 The development hereby permitted shall be carried out in accordance with the following approved plans- (180) 100 P1; (276) 010; 011; 012; 013; 110 P1; 111 P1;



112 P1; 113 P1

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

Informative(s):

1 Reasons for granting permission:

The proposal would convert 3 existing units to one lower ground floor flat and one upper floors maisonette. The new dwellings would provide a good standard of residential accommodation in terms of overall sizes, layout, room sizes, sunlight, daylight, ventilation and outlook. The mix of a one bedroom flat and a family sized unit is satisfactory and their floorspaces exceed national standards. Whilst the proposal would result in the loss of one unit, the proposal is consistent with LDF policy DP2 which only resists the net loss of 2 or more dwellings.

As the number of units will be reduced from 2 to 1, there will be no increase in traffic generation and thus it is not considered necessary for this development to be 'car-free'. There will be no external alterations and thus no impact on the appearance of the building or neighbour amenity.

One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision

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.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.8, 3.9 of the London Plan 2015; and paragraphs 14, 17, 56 -66 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

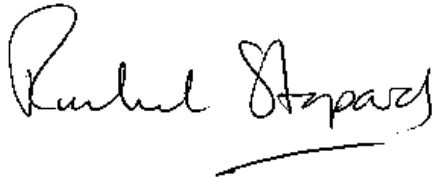
Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment