

Ms Catherine Boyle
14B Iverson Road
London
NW6 2HE

Application Ref: **2015/4967/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

10 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
First Floor
14 Iverson Road
London
NW6 2HE

Proposal: Change of use of first floor from 2 no. non self-contained bedsits to create 1 no. 1-bedroom self-contained flat (Class C3)

Drawing Nos: CB1-GA-001; CB1-GA-002; CB1-GA-003

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 noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The residential unit hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: CB1-GA-001; CB1-GA-002; CB1-GA-003.

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

Informative(s):

- 1 Reasons for granting permission

The Council will normally resist development that involves the net loss of HMO accommodation unless it can be demonstrated that the accommodation is incapable of meeting the relevant standards for HMOs, or is otherwise incapable of such a use. The rest of the application building comprises of 3 no. self-contained flats on the basement, ground and second floors of the building, which means the HMO accommodation is sandwiched between the self-contained units and the occupiers of the second floor flat must pass through the HMO's circulation space (the first floor landing) to access their flat and the occupiers of the ground and second floor flats could feasibly enter the HMO's shared kitchen and bathroom facilities. This does not represent a satisfactory standard of living accommodation

for the HMO occupiers and therefore the loss of the HMO accommodation is considered to be acceptable.

Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that 1-bed dwellings have the lowest priority, whereas 2-bed dwellings have the highest priority. However, the Government's current technical housing standards require a 2-bed unit to provide at least 61 sqm of floor space, which cannot be achieved at the application building.

The technical standards require a 1-bedroom-2-person unit to provide 50 sqm of floorspace; however, the proposed unit will only provide 42 sqm of floor space, which represents a shortfall of 8 sqm. Nevertheless, the proposed new dwelling would provide a good standard of residential accommodation in terms of layout and outlook; daylight and sunlight; privacy and security; and noise. On balance, the shortfall in the floor space is considered to be acceptable on the basis that the proposal will provide a better standard of living for future occupiers than the existing HMO accommodation.

The application site has a Public Transport Accessibility Level (PTAL) of 5 and is within a Controlled Parking Zone (CA-Q - Kilburn). Given that the proposal results in a net loss of residential units, there is no requirement to make the dwelling car free. Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard also.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of any nearby and neighbouring residential properties. No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP9, DP16, DP17, DP18, DP21, DP22, DP23, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 3.4, 3.5, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015; and the provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

- 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.

- 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.

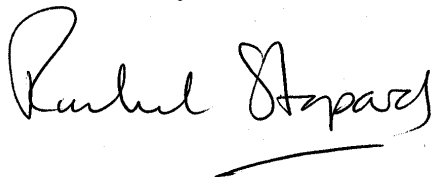
The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice 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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment