

Crispin Wright
ARP Architects
31 Oval Road,
London,
NW1 7EA.

Application Ref: **2015/6990/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

18 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flats B and C,
4 Kemplay Road,
London,
NW3 1SY.**

Proposal:
Conversion of 2 x flats into 1 dwelling (Internal works only).

Drawing Nos: (Prefix: 4KR PA...) 1.10; 1.21; 1.22; 1.31; 2.21; 2.22; 2.31; Design and Access Statement dated Dec 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix: 4KR PA...) 1.10; 1.21; 1.22; 1.31; 2.21; 2.22; 2.31; Design and Access Statement dated Dec 2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal to combine two existing flats into one dwelling is in general accordance with the London Borough of Camden Local Development Framework Core Strategy. Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two more homes. As the proposal would not result in the net loss of residential floor space and would only involve the loss of one residential unit, it is considered to comply with these policies.

The amalgamation of the two ground floor flats is therefore acceptable in principle and does not result in exterior changes to the detriment of the character and style of the dwelling. The development would therefore preserve the character and appearance of the property, streetscene and the Hampstead conservation area.

As no external alterations are proposed, it is not considered that the residential amenities of any adjoining neighbour would be jeopardised by the proposed development. The proposed, resulting 5 bed, 9 person unit would remain in accordance with / exceed the minimum housing standards set out by Chapter 4 of Camden Planning Guidance CPG2 and the DCLG's 'Technical Housing Standards' 2015.

As the proposal would lead to the consolidation of two units into one, there would not be any additional strain to current levels of on-street parking as a result of the proposed development. Although the site has a Public Transport Accessibility level (PTAL) of 4, it is not considered expedient or necessary to impose car-free development through a legal agreement in this instance.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No comments were received in relation to the proposed development. The site's planning history was 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.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local development Framework Core Strategy,

and policies DP2, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

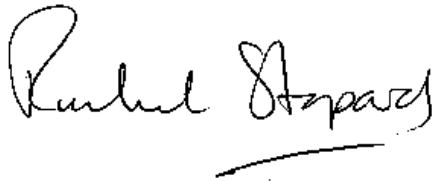
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment