

Mr Alex Bauman-Lyons  
Flat 103  
5 King Edwards Road  
London  
E9 7SG

Application Ref: **2015/6989/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

19 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**131 Gloucester Avenue**  
**London**  
**NW1 8LA**

Proposal:  
Conversion of dwelling house to 1 x 2 bed flat and 1 x 4 bed flat and construction of rear extension.

Drawing Nos: A001- A-(00) P001 Rev P01; A014- A-(00) P102 Rev P02; A014- A-(00) P101 Rev P02; A014- A-(00) P301 Rev P01; A014- A-(00) P201 Rev P01; A014- A-(01) P201 Rev P02; A014- A-(01) P102 Rev P01; A014- A-(01) P101 Rev P02; A014- A-(01) P301 Rev P01; A014- A-(01) P302 Rev P01;

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

A001- A-(00) P001 Rev P01; A014- A-(00) P102 Rev P02; A014- A-(00) P101 Rev P02; A014- A-(00) P301 Rev P01; A014- A-(00) P201 Rev P01; A014- A-(01) P201 Rev P02; A014- A-(01) P102 Rev P01; A014- A-(01) P101 Rev P02; A014- A-(01) P301 Rev P01; A014- A-(01) P302 Rev P01;

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

- 4 Notwithstanding the approved drawings , a 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the eastern elevation of the terrace prior to commencement of use of the roof terrace and shall be permanently retained thereafter in accordance with the approved details.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The application proposes the conversion of the existing single family dwelling into 1 x four bed and 1 x 2 bed self-contained flats. Council policy DP5 indicates that two bed units are the highest priority with larger units containing four beds and above being medium priority and therefore this is considered an appropriate mix of units.

Both flats meet the minimum sizes for new dwellings as set out in the Government's current technical housing space standards (March 2015). Each unit is also proposed to have an external amenity space. The proposed units are well designed in terms of internal arrangement, size and the quality of accommodation provided. All habitable rooms contain adequate sized windows, natural lighting and

ventilation.

The proposed alterations to the rear retain the existing height, depth and bulk of the existing rear extension while rationalising the glazing elements. The alterations maintain the subordinate scale and location to the host building. The proposed framework for the glazed elements of the rear façade will all match and a condition will be incorporated to ensure this will maintain the consistency on the rear façade. Given the changes are located on the rear facade they will not be readily visible from the wider public realm and would not be harmful to the character or appearance of the host building, or the street scene.

The existing rear terrace located at first floor level will be maintained and the railings updated and lowered in height. In order to ensure there are no adverse amenity and overlooking effects a condition will be included to require a privacy screen of approximately 1.8 metres between the adjacent property at 129 Gloucester Avenue.

The application site has a Ptal rating of 3 which is moderate and the controlled parking area is not oversubscribed in this area. Therefore it is considered that the subdivision of the dwellinghouse will not add to increase pressure on the highways and would have an acceptable impact. There is provision on site to provide cycle parking.

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 (ERR) 2013.

11 neighbouring properties were consulted and a site notice erected and press notice published. An objection was received by the Primrose Hill Conservation area advisory committee; this objection has been overcome and withdrawn. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP17, DP18, DP19, DP21, DP24, DP25 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, 6.9, 6.13, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 39, 49, 56 -66 and 126-141 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.

- 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](mailto:CIL@Camden.gov.uk)

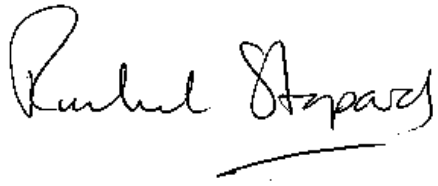
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Director of Culture & Environment