

Mr Jonathan Ramdeen  
Pelican Architecture & Design Ltd  
4 Abbots Place  
London  
NW6 4NP

Application Ref: **2015/1947/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

19 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**250 Belsize Road**  
**London**  
**NW6 4BT**

Proposal:  
Change of use of the first floor and loft from offices to 1 x 2Bed flat and the erection of 2 x dormer roof extensions to the flank elevation at roof level.  
Drawing Nos: 7052/10, 7052/11, 7052/12, 7052/13, 7052/14, 7052/20, 7052/21A, 7052/22 C, 7052/23 and 7052/24.

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 7052/10, 7052/11, 7052/12, 7052/13, 7052/14, 7052/20, 7052/21A, 7052/22 C, 7052/23 and 7052/24.

Reason:

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

- 4 Before the works commence, details of the soundproofing to be provided between the new first floor flat and existing ground floor level workshop, shall be submitted to the Council for approval. The insulation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 One cycle storage space shall be provided for the use of the new flat. Details of cycle parking facilities for the new unit shall be submitted to and approved by the Council before works commence on site, and these facilities shall be provided prior to the first occupation of the unit, in accordance with those approved details and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The conversion of the existing office space on the first floor and the loft to provide 1 x 2bed with first floor extension, was previously assessed under planning permission granted for the renewal of planning consent (2010/5065/P) dated 15/11/2010. Consent was also granted in 2007 for the conversion of the office space to

provide 1 x2bed self-contained flat.

Planning policy DP13 states where a site is not suitable for any business use other than B1 (a) offices the council will allow the change of use to permanent residential use. The ground floor would continue to operate in Class B1 business use and the first floor provides ancillary light industrial accommodation. There is no objection to the loss of the B1 accommodation at first floor level.

The proposed residential dwelling is 73m<sup>2</sup> and would therefore just be below the minimum unit size of 75m<sup>2</sup> as outlined in CPG2. Whilst, offering more floor area than the recommended 70m<sup>2</sup> within the London Plan 2015. The residential flat would provide adequate outlook and levels to natural light and ventilation.

The proposed residential conversion would be in accordance with DP5 by introducing 1 x2Bed flat which is of very high priority in the borough. The existing access arrangement would remain unaltered. In line with policy DP6, Lifetimes Homes Standards are met where possible even if this is limited given this is a conversion in an existing building.

The previous permissions for use of the first floor and loft as a residential flat have previously been accepted subject to a legal agreement to ensure the scheme is car free including seeking the provision of cycle parking. Therefore, the proposal remains appropriate and both should be pursued alongside this permission.

The proposed dormer extensions to the flank elevation are in-line with planning guidance by being a minimum of 0.5m from the eaves and set down from the roof slope. The proposed dormers align with the first floor windows below and are considered to be appropriate in scale and bulk. The dormer windows were revised to match the size of the first floor windows, the dormer extensions are considered to be subservient in terms of the size and scale. As such, are not considered harmful to the character and appearance of the host property or conservation area.

The proposed rooflight to the flank elevation would site flush with the roof slope and no objection is raised on account of its design and siting.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were 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, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

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 CS1, CS2, CS5, CS5, CS8, CS9, CS10, CS14 and CS16 of the London Borough of Camden Local development Framework Core Strategy, and policies DP2, DP5, DP13, DP15, 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 of the National Planning Policy Framework.

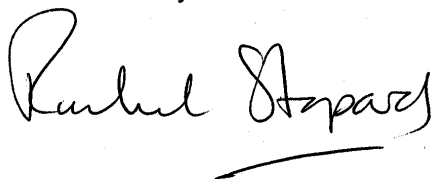
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Director of Culture & Environment