

Mr Mark Prizeman
Mark B. Prizeman
7 Dilke Street
London
SW3 4JE

Application Ref: **2015/4458/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

22 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Healey Street
London
NW1 8SR

Proposal:

Erection of a mansard roof extension associated with the conversion of the existing dwellinghouse into 1 x 2Bed maisonette and 2 x 1Bed self-contained flats.

Drawing Nos: HEA 1B, HEA 2A, HEA 3A, HEA 4A, HEA 5E, HEA 6B, HEA 7B, HEA 8A,
Site location plan and Lifetime Homes Standard.

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 if in CA] 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 HEA 1B, HEA 2A, HEA 3A, HEA 4A, HEA 5E, HEA 6B, HEA 7B, HEA 8A, Site location plan and Lifetime Homes Standard.

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

- 4 Prior to the commencement of development, full details of the cycle storage for 2 x bicycle shall be submitted and approved in writing by the Local Planning Authority and the works shall then accord with the approved details. The cycle storage shall then be permanently retained and maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

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 Reasons for granting permission.

The proposed mansard roof extension is acceptable in terms of its scale and setting to the host building. The roof extension would set back from the front and rear parapets and would be similar in design to No.14 Healey Street which was allowed on appeal on the 14/03/2012.

The proposed conversion of the 5 Bedroom residential dwelling into 3 self-contained flats comprising of 1 x 2bed, 2 x 1Bed flats are considered acceptable in policy terms as it provides an additional flats, thereby assisting the Council in meeting the strategic housing target for the Borough.

The proposed 1 x 2Bed maisonette is of an appropriate size and meets the recommended guidelines contained within the London Plan (2015). The ground floor 1 x 1Bed would meet the room size of a 1p flat in regards to the London Plan. However, the first floor flat would be just short measuring approximately 35sqm. Nevertheless, the additional units would represent a net increase of 2 additional units that would achieve the required space standard with the CPG 2. The proposed flats will benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes

standards where possible.

The application site has a Ptal rating of 6a which is considered as Low Parking Provision. In accordance with Policy DP18, the flat on ground and first floors would be secured as car-free so as not to increase pressure on the highways and would be secured by a S106 legal Agreement. Cycle storage provision will be submitted prior to the first occupancy for 2 x cycle storage.

2 objections were received prior to making this decision. The objections are addressed separately from this report and were taken into consideration. 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, 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, 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 Noise and Licensing Enforcement Team, 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 Some highway licenses may be required to facilitate the proposed works. This might include a temporary parking bay suspension, a skip licence, a hoarding licence, and a scaffolding licence. The applicant would need to obtain such highway licences from the Council prior to commencing work on site. Details for the highway licences mentioned above are available on the Camden website at the hyperlink below:
<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>

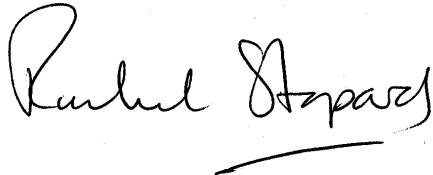
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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.

Rachel Stopard
Director of Supporting Communities