

Ms Jackie Swan
Emmarentia Investments Ltd
2A Torriano Mews
London
NW5 2RZ

Application Ref: **2016/1665/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

12 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Unit J & K
Second Floor
146 Fellows Road
London
NW3 3JH

Proposal:
Reconfiguration of two existing bedsit units (J & K) at second floor level (front) to create 1x larger self-contained unit (Class C3) (Retrospective)

Drawing Nos: Site location plan, existing floor plan; TRS051_P_00; Planning application supporting statement & design and access statement by Berea Limited

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site location plan, existing floor plan; TRS051_P_00; Planning application supporting statement & design and access statement by Berea Limited



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

Informatives:

- 1 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).
- 2 Reasons for granting permission:

The proposal involves the amalgamation of two smaller bedsit units into a single larger self-contained unit. One unit previously measured approximately 9m² and the other approximately 17m². The combined area of the larger unit is at 27m². Although the proposal would result in the loss of a bedsit unit it is considered that the larger unit provides an improved internal layout and as a result a satisfactory standard of accommodation as the smaller unit (J) was considered to be undersized. The larger unit (K) is single aspect looking out onto the main road. The existing window openings provide for sufficient levels of natural daylight and ventilation. As such, the proposal is considered to be acceptable in the circumstances.

Given no new openings are proposed and no external works have been undertaken, it is considered that the proposal would have no adverse impact on residential amenity. It is also considered that the proposal would have a limited impact on the host building and would preserve the character and appearance of the Belsize Park Conservation Area.

24 neighbours were consulted. No objections were received prior to making this decision. 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

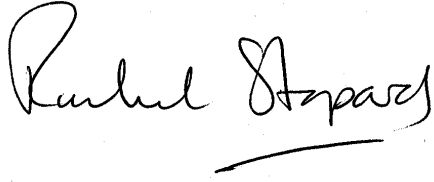
As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy; and policies DP9, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Director of Supporting Communities