

Mr Pearse Molloy  
Basement Flat  
24 Stratford Villas  
London  
NW1 9SG

Application Ref: **2015/5486/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

9 June 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:  
**88A & 90A  
Camden Road  
London  
NW1 9EA**

Proposal:  
Change of use of basement at Nos. 88 & 90 Camden Road from ancillary retail use (Class A1) to create 2 no. self-contained studio flats (Class C3)

Drawing Nos: Existing Basement Plan (1 of 5); Existing Ground Floor Plan (2 of 5); Proposed Section A-A (3 of 5); Basement Plan (4 of 5); Existing rear Elevation (5 of 5)

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 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

- 4 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Basement Plan (1 of 5); Existing Ground Floor Plan (2 of 5); Proposed Section A-A (3 of 5); Basement Plan (4 of 5); Existing rear Elevation (5 of 5).

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

#### Informative(s):

- 1 Reasons for granting permission

Housing is a key priority of the LDF and therefore the creation of additional residential units is welcomed. The proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5), insofar as it involves the creation of 2 no. 1 bed units (low priority); however, there is insufficient space to meet the Government's current technical housing standards for 2 no. 2-bed units, and the

host building lends itself to this form of development (i.e. 2 no. single aspect studio flats rather than a larger, single-aspect unit). Therefore, the principle of providing 2 no. 1-bed units is considered to be acceptable.

Planning permission has previously been refused for the creation of residential units at the application site; however, pavement lights have since been installed on the Camden Road side of the building, which provides extra light to the basement. The new residential units would satisfactorily meet the current technical housing standards, and it is considered that the new units would provide an acceptable standard of accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise. The studio flats would be single-aspect; however this is considered to be acceptable on the basis that the occupiers would enjoy a good outlook to the rear.

There would be no changes to the external appearance of the host building as a result of the proposal. As such, it is not considered that the proposal would harm the character and appearance of the Regents Canal Conservation Area.

The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest) and is within a Controlled Parking Zone (CA-F(n) - Camden Town North). Policy DP18 expects development to be car free in the Central London Area. This permission is therefore subject to a legal agreement to ensure the dwellings will be car free. The applicant notes that a covered and secure cycle store would be provided in the communal garden directly adjacent to the property. A planning condition can require the submission and approval of details prior to the first occupation of the units.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring residential properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP21, DP22, DP23, 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, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015; and the provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

- 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

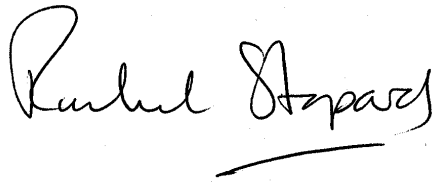
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities