

Mr Matthew Golisti
Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2016/2777/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

25 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Gainsborough Gardens
LONDON
NW3 1BJ**

Proposal:

Change of use from 3 flats to single-dwelling house with associated alterations.

Drawing Nos: Site location plan, (as existing and proposed:) Elevations (site survey), Elevations (right side), Floor plans (Lower and ground), Planning Statement by Indigo planning dated May 2016, Cover letter by Indigo ref PP-05141277 dated 17.5.2016.

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: Elevations (site survey), Elevations (right side), Floor plans (Lower and ground).

Reason:

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

Informative(s):

- 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 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.
- 3 Reasons for granting permission:

The proposed change of use from flats to a single dwelling-house will result in the loss of 2x self-contained residential units. Whilst this would normally be resisted by Policy DP2 it is supported in this case for the following reasons:

- The smallest unit, a studio of 23sqm, to the rear of the basement (lower ground) floor is considered sub-standard in terms of residential space standards and therefore acceptable to be lost.
- The listed status of the house allows for an exception to be made in this case in order to return the house to its original architectural state by removing

modern alterations and re-instatement its historic internal layout and its historic architectural features.

The proposal includes the re-instalment of a full double height side windows in-lieu of 2 existing windows, 2 internal entrance doors leading to 2x basement flats are removed and entry door separating the basement and ground floor (at top of stairs leading to ground) to be removed and replaced with internal door at basement level. This is considered acceptable and will enhance the Hampstead Conservation Area. The proposed alterations do not affect the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Whilst the development will have some impact in terms of the loss of residential units; this has been weighed against the benefits to the heritage asset and found acceptable and compliant with policies DP2 and DP25.

The proposal has been supported by local residents and no objections were received. This was duly taken into account prior to making this decision. The sites planning history was 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

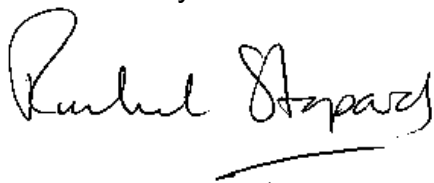
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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



Rachel Stopard
Executive Director Supporting Communities

