

Mr Mark Scott  
Willingale Associates  
56 Clerkenwell Road  
London  
EC1M 5PX

Application Ref: **2016/1978/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

7 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45 Heath Street**  
**London**  
**NW3 6UA**

Proposal:

Conversion of two 1 bedroom flats on 2nd and 3rd floors to one 2 bedroom maisonette plus alterations to dormer windows at 3rd floor level

Drawing Nos: NW3\_45HS\_EX00 (OS Extract); NW3\_45HS\_EX01A; NW3\_45HS\_EX02A; NW3\_45HS\_EX03A; NW3\_45HS\_PP01B; NW3\_45HS\_PP02C; NW3\_45HS\_PP03C; Design and Access Statement; Heritage Statement; 101\_P1

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 Details including sections at 1:20 of the proposed hardwood sash windows within the dormer windows shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: NW3\_45HS\_EX00 (OS Extract); NW3\_45HS\_EX01A; NW3\_45HS\_EX02A; NW3\_45HS\_EX03A; NW3\_45HS\_PP01B; NW3\_45HS\_PP02C; NW3\_45HS\_PP03C; Design and Access Statement; Heritage Statement; 101\_P1

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

Informative(s):

- 1 Reasons for granting permission:

The proposed duplex flat will have a gross internal area (GIA) of 87sqm which meets national space standards for a 2bed 4person dwelling across two storeys. The bedroom sizes are also considered acceptable. As the proposal results in a reduction of residential units, there would be no impact upon transport and parking within the immediate area.

The conversion would not cause any harm to the amenity of neighbouring occupiers as the works are internal and the minimal external works are considered to cause negligible harm.

The proposed refurbished dormers with new sash windows are considered to be acceptable and will preserve and enhance the character and appearance of the host building and conservation area. A condition is attached to secure further

details of the hard timber sash windows within the dormer windows.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies CS5, CS6, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP18, DP24, DP25 and DP26 of the London Borough of Camden Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 6.12, 7.4 and 7.6 of the London Plan (March 2015) and paragraphs 14, 17 and 56-67 of the National Planning Policy Framework

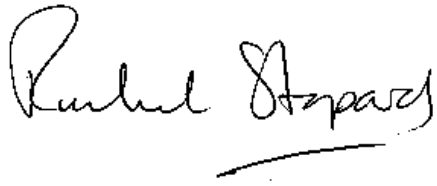
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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

Rachel Stopard  
Director of Supporting Communities