

Mr Robert Winkley
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2015/7182/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
211 Sumatra Road
London
NW6 1PF

Proposal:

Change of use of the basement and part of the ground and first floor from non-residential education and training (D1) use and conversion of the first and second floors from ancillary residential floorspace to create 1 single family dwelling.

Drawing Nos: OS Map (Location Map); T(10)P-1_A; T(10)P00_A; T(10)P01_A; T(10)P02_A; T(20)P-1_A; T(20)P00_A; T(20)P01_A; T(20)P02_A; 1X Statutory Declaration of M. R. Rose dated 01/04/2016; 1x Valuation Report by BBG Surveyors dated 21/07/1999

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 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Map (Location Map); T(10)P-1_A; T(10)P00_A; T(10)P01_A; T(10)P02_A; T(20)P-1_A; T(20)P00_A; T(20)P01_A; T(20)P02_A; 1X Statutory Declaration of M. R. Rose dated 01/04/2016; 1x Valuation Report by BBG Surveyors dated 21/07/1999

Reason:

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

Informative(s):

- 1 The application building consists of a lower ground and part of the ground and first floor level that is used as a non-residential institution for parenting classes (D1 use) and part ground, first and second floors that is used as residential flat. The commercial element and residential element of the building cannot be used separately as there is only one kitchen that is located on the ground floor.

The existing use is that of ad hoc parenting classes that happen within the basement and ground floor levels of an otherwise residential property. The operator of the classes wants to cease operation and return the space to residential (C3). Given the unique operation and as it is located within the basement and ground of a residential dwelling it is considered its loss would not generate a need for such a facility elsewhere and the proposal would accord with the objective of DP15. The proposal would result in an increase of residential floorspace and this would comply with the requirements of policy CS6 and DP2 of the Local Development Framework.

No external alterations are proposed and as a result there would be no harm to the character and appearance of the host building, the street scene or the wider area. The proposal to convert the ground and basement floors to C3 use and convert of upper floor maisonette would result in the whole building being used as one dwelling house. There would no harm to adjacent land uses as a result of the proposal.

The proposed dwelling house is considered to be of a suitable size and layout, and would provide a good standard of outlook and light for future occupants. It would allow for the appropriate storage of cycles and refuse/recycling facilities. Furthermore, there is no numerical increase in the amount of residential units and so the demand for permit parking would be unchanged.

Due to no external alterations, there would be negligible harm to the amenity of any adjoining residential occupiers.

As such, the proposed development is in general accordance with policies CS5 and CS6 of the London Borough of Camden Local Development Core Strategy and policies DP2, DP16, DP19, DP24 and DP26 of the London Borough of

Camden Local Development Framework Development Policies and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies 7.4, 7.6 and 7.19 of the London Plan (March 2015); and paragraphs 14, 17 and 56-66 and 126-141 of the National Planning Policy Framework.

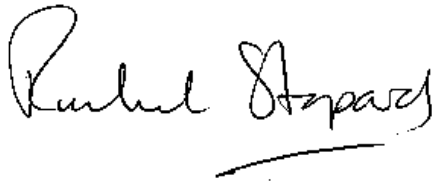
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Director of Supporting Communities