

Mr Phillip Clark
3rd Floor Sterling House
Langston Road
Loughton
Essex
IG10 3TS

Application Ref: **2016/1020/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

8 August 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:
Carlow House
Carlow Street
London
NW1 7LH

Proposal:

Creation of a studio flat (Class C3) at ground floor level within existing residential building.
Drawing Nos: 803_SP_01 Rev P1, 803 PD GE 03 Rev PL1, 803 PD-GA 00 Rev PL2, 803 FL-SO 10B REV PL3, 803 PD-EP 00 Rev PL1, Design and Access Statement, Daylight/Sunlight Report P993/Carlow House version V3 produced by Point 2 Surveyors dated July 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 if in CA 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: 803_SP_01 Rev P1, 803 PD GE 03 Rev PL1, 803 PD-GA 00 Rev PL2, 803 FL-SO 10B REV PL3, 803 PD-EP 00 Rev PL1, Design and Access Statement, Daylight/Sunlight Report P993/Carlow House version V3 produced by Point 2 Surveyors dated July 2016,

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect to the proposed ground floor window to be installed, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: To safeguard the amenity and outlook of future occupiers and protect the character and appearance of the host building and conservation area under the requirements of policies CS14 and CS6 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of existing floor space into a Studio apartment is considered acceptable.

The unit would benefit from a single but large existing window opening, which looks out onto the rear elevations of the properties along Camden High Street. The original window has been removed and the opening is presently a void space, therefore to ensure sufficient outlook is maintained for future occupiers and to prevent any harm to the elevation, a condition is attached requiring submission of details of the replacement window prior to the commencement of works on site. Subject to the details of the proposed window, the proposal is considered to be in keeping with the character and appearance of the host building and the Camden Town Conservation Area.

The proposed unit would exceed both Council and London Plan standards for minimum flat and room sizes and the submitted sunlight and daylight assessment indicates the proposed unit would meet the minimum BRE requirements. As such the proposed unit is considered to provide an acceptable standard of accommodation for future occupiers.

The proposed works due to their containment within the building and the orientation of the sole window would not result in any loss of sunlight, daylight, privacy or outlook to neighbouring properties.

The site is highly accessible by public transport hence a Section 106 agreement will be required to secure a car-free development. Adequate bin and cycle storage space would be provided within existing facilities servicing the building.

1 letters of support has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

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 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 CS5, CS6, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP6, DP17, DP18, DP22, DP24, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

- 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

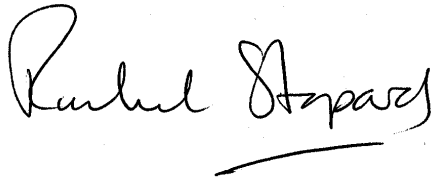
construction other than within the hours stated above.

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.

Rachel Stopard
Executive Director Supporting Communities