

Mr Brommage  
Wolff Architects  
16 Lambton Place  
London  
W11 2SH

Application Ref: **2016/3091/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**106 - 108 Regent's Park Road  
London  
NW1 8UG**

Proposal:

Conversion of the existing property from 3 x self-contained units (1 x 1Bed, 1 x 2Bed & 1 x 6bed), to 1 x 4Bed house, 1 x 4Bed maisonette and 1 x 2Bed flat.

Drawing Nos: 000, 111, 112, 113, 201, 211, 212, 213, 214, 215, 221, 231, 232, Heritage Statement from Wolff Architects dated 31st May 2016 and Design and Access Statement dated 31st May 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 000, 111, 112, 113, 201, 211, 212, 213, 214, 215, 221, 231, 232, Heritage Statement from Wolff Architects dated 31st May 2016 and Design and Access Statement dated 31st May 2016.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 6 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.

#### Informative(s):

- 1 Reasons for granting permission.

The conversion of No's 106 -108 from 3 self-contained flats into 2 x self-contained units and 1 dwelling house, comprising of 1 x 4bed, 1x 2Bed flat and 1 x 4Bed residential dwelling is considered acceptable in policy terms as the units provide high priority size accommodation, thereby assisting the Council in meeting the strategic housing target for the Borough.

All unit would meet the national standards in terms of room sizes and overall floorspace. The proposed flats and residential dwelling would all benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes standards where possible.

The proposals would not introduce any new vehicular parking facilities and would seek to retain the existing spaces that are currently associated with the property. As no additional residential units are to be created it is deemed reasonable for the proposal to retain the spaces and is thus be in-keeping with policy DP18. In this

instance, the need for car-free development would not be required as it is envisaged that there will be no increase in car parking levels at the site. The proposal seeks to introduce facilities that will provide space for 6 cycles. Whilst not all of the suggested facilities are CPG7 compliant, due to a lack of step-free access, the addition of cycle provision is welcomed and will be secured by condition.

There would be a boundary wall introduced to the rear dividing the two properties and no objection is raised in regards to its design and appearance.

The works would not introduce any impact with regards to loss of daylight, sunlight, privacy or sense of enclosure.

8 neighbouring properties were consulted and a site and press notice was published. No objection and one comment were received prior to making this decision. The sites planning history and relevant appeal decisions were 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 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, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP17, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

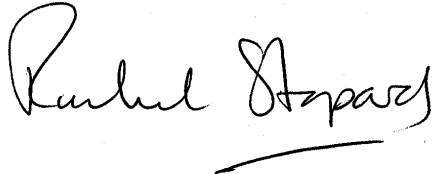
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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