

Ms Maria Speake  
Retrouvius  
2A Ravensworth Road  
London NW10 5NR

Application Ref: **2016/3820/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

15 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**26 Thurlow Road  
London NW3 5PP**

Proposal:

Conversion from 2 self-contained units into a single residential dwelling (C3), replacement of rear window with door, and relocation of rear retaining walls

Drawing Nos: EX19\_06 Rev P; EX19\_01 Rev P; EX\_02 Rev P; EX\_03 Rev P; EX\_04 Rev P; EX\_05 Rev P; EX21\_01 Rev P; Tree Survey Arboricultural Impact Assessment Proj. No 5487 Rev: Original; 5487-D; Structural Feasibility Report for Planning Purposes 428-16 Rev B; 428-16 001 Rev P1; DAS Design Access Statement; GA21-01 Rev P; GA21-02 Rev P; GA20-01 Rev P; GA20-02 Rev P; GA20-03 Rev P; GA20-04 Rev P; GA20-05 Rev P

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 EX19\_06 Rev P; EX19\_01 Rev P; EX\_02 Rev P; EX\_03 Rev P; EX\_04 Rev P; EX\_05 Rev P; EX21\_01 Rev P; Tree Survey Arboricultural Impact Assessment Proj. No 5487 Rev: Original; 5487-D; Structural Feasibility Report for Planning Purposes 428-16 Rev B; 428-16 001 Rev P1; DAS Design Access Statement; GA21-01 Rev P; GA21-02 Rev P; GA20-01 Rev P; GA20-02 Rev P; GA20-03 Rev P; GA20-04 Rev P; GA20-05 Rev P

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is acceptable with regards to the conversion from two flats in a semi-detached house to a single family unit. Policy DP2 restricts the loss of two or more dwellings to minimise the loss of housing in the borough however as this proposal involves the loss of only one dwelling it is considered acceptable. The proposed external alterations are minor in nature and concealed to the rear. As such no significant harm to the character of the host building or Fitzjohns Netherall Conservation Area will occur. The use of sympathetic materials and design for the new doors to the rear lightwell would preserve and enhance the host building and the Conservation Area. The relocation of the existing retaining walls to 1.2m further to the rear of the property is not considered to cause any significant harm, given the minor excavation proposed.

The agent has submitted a Structural Engineering report which concludes the works would not result in any structural damage.

The replacement of the windows with doors to the rear elevation and to the side WC at lower ground floor level is not considered to affect the host building or surrounding Conservation Area.

The proposal does not result in an increase in the number of units, and as such a legal agreement is not considered necessary to secure car-free development. It is

not considered that any detrimental impact to the neighbouring properties would arise in terms of residential amenity, due to the minor nature of the works.

An Arboricultural Report has been submitted with the application as the works involve the removal of a wisteria tree and a cypress tree. The Council's landscaping officer has reviewed the supporting documents and deemed them to be acceptable.

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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. 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 DP2, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

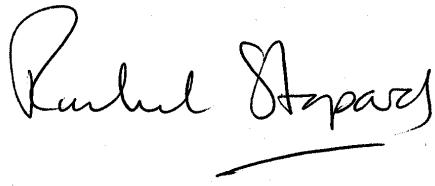
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities