

Mr Raymond Crosby
Aubrey Technical Services
The Loft,
61A Belswains Lane
Hertfordshire
HP3 9PP

Application Ref: **2016/1682/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

29 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 2 & 3
173 A West End Lane
London
NW6 2LH

Proposal:

Conversion of the existing bedsit and 1Bed flat at second floor and roof level into 1 x2Bed self-contained maisonette (class C3), replacement of the timber windows at second & third floor level with matching softwood windows to the front & rear elevations and conservation rooflight to the rear at roof level.

Drawing Nos: 0594/02, 0594/04 REVA, Lifetime Homes Statement and Planning Statement from Architectural Design Consultants dated March 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 0594/02, 0594/04 REVA, Lifetime Homes Statement and Planning Statement from Architectural Design Consultants dated March 2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the 2 x Bedsits to a 1x 2Bed flat is considered acceptable in policy terms as it provides an additional high priority size flat, thereby assisting the Council in meeting the strategic housing target for the Borough. Policies CS6 and DP2 apply to all development that involves the net loss of residential homes and Camden's Core Strategy indicates that the projected growth in the number of households exceeds the anticipated supply of additional homes. Therefore, the Council therefore seeks to minimise the net loss of existing homes. Policy DP2 seeks to protect existing housing in the borough and section f) states that the Council will seek to minimise the loss of housing in the borough by resisting developments that would involve the net loss of two or more homes, unless, the sub-standard units to be enlarged to meet residential space standards. As such the residential conversion would be acceptable in this instance.

The proposed 1 x 2Bed flat is of a generous sizes and far exceed the internal rooms sizes in CPG 2 and exceed the recommended guidelines contained within the London Plan (2016) for a 2b4p flat with the suggested minimum floorspace of 70sqm, the proposed 2 Bed self-contained flat would measure 84sqm. Therefore, meet the national standards in terms of room sizes and overall floorspace. The proposed flat would benefit from adequate levels of daylight, outlook and natural ventilation.

The proposals would not introduce any new parking stress in the area and as no additional residential units is being created s106 legal agreement for "car free" housing is not required in this instance.

No objection is raised for the replacing of the dormer window with new softwood sash window and the second floor window would also be replaced and with obscure softwood timber framed window, the new rooflight would be in line with the windows below and are considered acceptable in design and appearance.

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.

9 neighbouring properties were consulted and a site and press notice was issued. No comment was received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP17, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

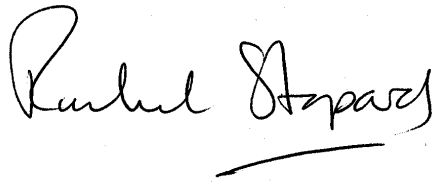
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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