

Mr Gary Bixley  
Suite 3  
46 Crawford Street  
London W1H 1JU

Application Ref: **2016/4373/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

5 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**40 Stratford Villas**  
**London**  
**NW1 9SG**

Proposal:  
Conversion of ground and lower ground floor maisonette into two self-contained residential units  
Drawing Nos: Site Location Plan 098; 099 Rev A; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A;  
199 Rev B; 200 Rev A; 201 Rev A; 202; 203; Design and Access Statement dated August 2016

The Council has considered your application and decided to grant permission subject to the following condition(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: Site Location Plan 098; 099 Rev A; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 199 Rev B; 200 Rev A; 201 Rev A; 202; 203; Design and Access Statement dated August 2016

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

- 3 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the conversion of a three bedroom maisonette to 1x 1-bedroom flat and 1x 2-bedroom flat. The proposed flats would provide a good standard of residential accommodation in terms of layout, room size, daylight, natural ventilation and outlook. The proposed 2 bed/3 person flat would provide 63sqm of floorspace (GIA) which complies with the DCLG housing standards. The proposed 1-bedroom flat would provide 46sqm which is below the national standard (50sqm) and Camden's CPG (48sqm) for 2 persons, but exceeds the requirements for a single person. As the unit could be occupied by a single person, and would also provide some external amenity space in the form of a balcony, the shortfall is considered acceptable in this instance.

The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate). Policy DP18 only expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled Parking Zones that are easily accessible by public transport (PTAL of 4 or above). As such there is no requirement for the new units to be secured as car-free housing. A secured bicycle store is indicated at lower ground floor level, accessed by a ramp. The layout does not meet the requirements for three cycles, but as the proposal is for a conversion and taking into account the constraints of the site, the provision is considered acceptable in this instance and will be secured by condition.

The only external change proposed is the addition of a timber panel in front of a central fixed window at lower ground floor level to obscure a new internal partition. This would have little impact on the appearance of the building.

The conversion from one three bed maisonette to two smaller flats would not result in any adverse impact on the residential amenity of neighbouring properties in terms of loss of outlook, light and privacy.

No comments were received following the statutory consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

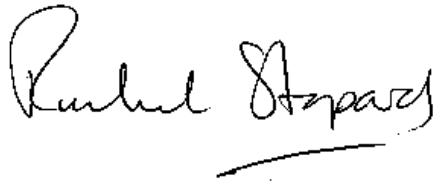
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard  
Executive Director Supporting Communities