

Mr Matt Bailey
Planning Sense Ltd
61 Cavendish Road
St Albans
Hertfordshire
AL1 5EF

Application Ref: **2015/5912/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

25 October 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:
15 Buckland Crescent
London
NW3 5DH

Proposal:

Conversion of the existing 2 x self-contained flats including the existing garage to the front elevation at ground floor into a habitable room associated with 1 x 4 bed maisonette between the ground and upper ground floor, 1 x 3bed self-contained flat at first floor, 1 x 2bed self-contained unit at second floor level and alterations to the fenestration to the flank and rear elevation.

Drawing Nos: 1090 APL 001 REVA, 1090 APL 002 REVA, 1090 APL 003 REVA, 1090 APL 004 REVA, 1090 APL 005 REVA, 1090 APL 006 REVA, 1090 APL 007 REVA, 1090 ASU 001 REVB, 1090 ASU 002 REVB, 1090 ASU 003 REVB, 1090 ASU 004 REVB, 1090 ASU 005 REVA, 1090 ASU 006 REVA, 1090 ASU 006 REVA, 1090 ASU 007 REVB, 1090 ASU 008 REVA and 1090 ASU 009 REVA.

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 1090 APL 001 REVA, 1090 APL 002 REVA, 1090 APL 003 REVA, 1090 APL 004 REVA, 1090 APL 005 REVA, 1090 APL 006 REVA, 1090 APL 007 REVA, 1090 ASU 001 REVB, 1090 ASU 002 REVB, 1090 ASU 003 REVB, 1090 ASU 004 REVB, 1090 ASU 005 REVA, 1090 ASU 006 REVA, 1090 ASU 006 REVA, 1090 ASU 007 REVB, 1090 ASU 008 REVA and 1090 ASU 009 REVA.

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

- 4 Units A, B & C, as indicated on the approved plans shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

Informative(s):

1 Reasons for granting permission.

The proposed conversion of the 2 self-contained flats to 3 self-contained comprising of 1 x 4bed, 1x 3Bed flat and 1 x 4Bed flats are considered acceptable in policy terms as it provides an additional high to medium priority size flats, thereby assisting the Council in meeting the strategic housing target for the Borough.

The proposed 1 x 4Bed and 1x 2Bed and 1 x 3Bed flats are of generous sizes and far exceed the internal rooms sizes stipulated in CPG 2 and would also exceed the recommended guidelines contained within the London Plan (2015). The lower-ground and ground floor 4bed maisonette would measure 318m², the first floor 3Bed Flat would measure 119m², and the second floor 2Bed self-contained flat would be 113.6m². All the self-contained units would exceed London Plan minimum space standard, the table shows a 4Bed6p room size should be 99m², a 2b4p flat should have a minimum of 70m² and for a 3Bed6P flat the GIA achieve should be no less than GIA of 74m².

The proposed flats will benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would also meet the criteria of the Lifetimes Homes standards where possible.

The application site has a Ptal rating of 4 which is considered as Low Parking Provision. In accordance with Policy DP18, the flat on second floor would be secured as car-free so as not to increase pressure on the highways and would be secured by a S106 legal Agreement. Cycle parking provision will be waived in this instance due to the site constraints.

It is proposed to convert the existing garage to the front flank elevation, this would slightly increase the depth of the internal floorspace and a new door would be installed for an enlarged corridor, the proposed door would match the design and setting of the neighbouring property No.17 which would be partially visible at ground floor level due to the slope in floor level. The proposed work would provide an additional bedroom. It is also proposed to replace the window to the flank elevation at upper-ground floor level the window would be design to match the fenestration detail of the existing windows.

The windows being installed to the upper-ground floor level would be obscured glazed. As such, would not impact on the neighbouring amenity in terms of a spillage, privacy/overlooking. There would be no further impact with sunlight, daylight, outlook, overshadowing, light pollution or a sense of enclosure as a result of the proposed works.

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.

21 neighbouring properties were consulted and a site and press notice was published. No objection and one 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. The proposed development also accords with policies 3.3, 3.4, 3.5, 6.9, 6.13, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 39, 49, 56 -66 and 126-141 of the National Planning Policy Framework.

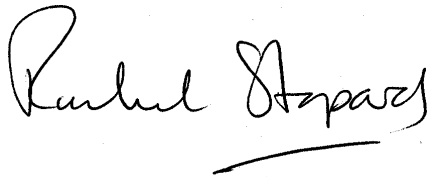
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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