

Mr Gordon Curtis
Gordon Curtis Architects
Moor Court
Glenmore Road
London
NW3 4DE

Application Ref: **2016/1329/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

18 November 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:
21 Glenmore Road
London
NW3 4BY

Proposal:
Conversion of single family dwellinghouse into 2 x 2 bedroom self-contained flats.
Drawing Nos: The Site Location Plan 1507/LP, 1507/50, 1507/50A, 1507/52, Lifetime Home Assessment, Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans: The Site Location Plan 1507/LP, 1507/50, 1507/50A, 1507/52, Lifetime Home Assessment, Design and Access Statement.

Reason:

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

- 3 Before the use commences sound insulation shall be provided for the building in accordance with drawing 1507 52 and thereafter retained.

Reason: To safeguard the amenities of the adjoining residential flats hereby approved in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 single family dwellinghouse into two self-contained units and the site located on the southern side of Glenmore Road within the Belsize Park Conservation Area. The proposed development does involve any external alteration, and it is not considered to impact on amenity of neighbouring occupiers in terms of overlooking, loss of light or sense of enclosure, and would not have any adverse impact on the character or appearance of the building or detract from the wider Conservation Area.

The proposed first floor bedroom of the 2nd floor flat would be sandwiched between the first floor living room and study of the ground floor flat. Whilst this arrangement is unusual, the applicant has provided some justification and more importantly has also provided details of sound insulation to prevent noise transfer between the two flats. A condition would be included to ensure the sound insulation was provided.

The proposed conversion is considered to be acceptable in terms of design and impact on amenity, subject to a Section 106 car free legal agreement for new unit. The application site is located within an area with a PTAL score of 4 (Good) and within a Controlled Parking Zone. The development will be required to be car-free and no parking permits will be allowed for future residents of the additional units proposed. This would be secured by a S106 legal agreement.

Given the constraints of the site, the provision of cycle spaces required by policy DP17 would not be achievable in this instance.

No objections were received prior to making this decision. The planning history of the site 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, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56 -67 and 126 -141 of the National Planning Policy Framework.

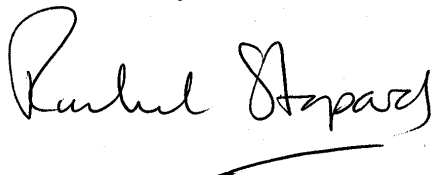
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities