

Mr Dan McArthur
DMCA Architects
99A Huddleston Road
London
N7 0EH

Application Ref: **2016/5396/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

1 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Britannia Street
London
WC1X 9JT

Proposal:
Change of use and works of conversion from two flats into a 3 bed single family dwellinghouse.
Drawing Nos: Site location plan; A-PL(20)B1-501 rev A; A-PL(20)0-501 Rev A; A-PL(20)1-501 Rev A; A-PL(20)2-501 rev A.

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: Site location plan; A-PL(20)B1-501 rev A; A-PL(20)0-501 Rev A; A-PL(20)1-501 Rev A; A-PL(20)2-501 rev A.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the conversion of two existing flats to form 1 single family dwellinghouse. This would result in the net loss of one residential unit over 4 floors. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. As the proposal would involve the loss of one residential unit, it is considered to comply with these policies.

The proposal will involve the creation of a family sized dwelling which will provide a good standard of residential accommodation, in line with Policy DP5. On this basis, the proposal is considered acceptable.

The new house is considered acceptable in terms of its size, amenity and internal layout and would exceed the minimum floor area and room size requirements set out in the London Plan. The proposal will not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and therefore complies with Policy DP19.

The proposed drawings include references to a new shopfront, a new single storey rear extension with rooflight and extended lightwell at ground floor level. This forms part of a recently approved scheme dated 06th October 2016 (ref 2015/2124/P) and is for reference purposes only. This application relates to the proposed conversion works only. Given that the works would be internal they would not be considered harmful to the amenity of any adjoining residential occupiers in terms of loss of daylight or sense of enclosure.

No objections were received prior to making this decision. The site's planning history 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 (CA's) 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, 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

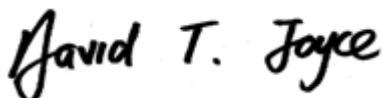
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities