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Gould Singleton Architects
Earls Way
Halesowen
West Midlands
B63 3HR

Application Ref: **2015/3412/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

19 December 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:
25 Lancaster Grove
London
NW3 4EX

Proposal:
Proposed conversion of 1no. one-bedroom flat and 1no. studio flat into 1no. two-bedroom flat at first floor level.
Drawing Nos: Site location plan, (As existing:) 14-447/010, 14, (As proposed:) 14-1477/16b, r4017a

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: (As existing:) 14-447/010, 14, (As proposed:) 14-1477/16b, 017a.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed conversion and change of use of the studio flat and 1-bedroom flat at first floor level will result in the loss of a single residential unit in this building of 6 flats, thereby reducing the number of flats to 5. A previous extant planning permission (ref. 2014/0360/P) approved the loss of 1 unit at lower ground floor but this is no longer planned to be implemented. The loss of a single unit in a development is considered acceptable and complies with policy DP2. The proposal is considered to be acceptable in policy terms, subject to a legal agreement to secure that the previous planning permission ref. 2014/0360/P is not implemented. The change of use of the 2nd floor studio into a 1-bedroom unit is acceptable and does not result in the loss of any further residential units from that already agreed.

The proposed 2-bedroom flat at first floor level would provide a satisfactory standard of accommodation which would meet both Camden's and the London Plans floorspace standards in terms of overall size and would provide a satisfactory level of outlook, privacy and daylight.

The re-arrangement of the studio into a 1-bedroom flat at second floor level shown on the drawings submitted does not form part of this proposal and would not in itself require formal planning permission.

The previously proposed alterations to the second floor rear windows have been omitted from the proposal and as such no external alterations to the building are now proposed. As such, the proposal will have no external impact on the host building and the character and appearance of the Belsize Park Conservation Area.

Given no external alterations are proposed, the proposed development will have no significant impact on the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Park conservation area, under s.72 of the Planning (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, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

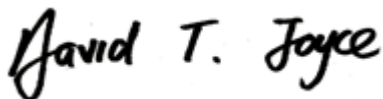
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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