

Mr George Vasdekys
Salisbury Jones Planning
33 Bassein Park Road
London
W12 9RW

Application Ref: **2016/6221/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

18 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
90 Flats 1 and 2 Fellows Road
LONDON
NW3 3JG

Proposal: Conversion of existing 1 bedroom upper ground floor flat with 1 x bedsit to create a 2 bedroom flat including construction of a part single, part mezzanine floor extension at the rear.

Drawing Nos: Location plan- 2090(EXI)001; 2090(EXI)101_102; 2090(EXI)103; 2090(EXI)201; 2090(EXI)202; 2090(EXI)301; 2090(PLA)201; 2090(PLA)002; 2090(PLA)101_102; 2090(PLA)103; 2090(PLA)201; 2090(PLA)202; and 2090(PLA)301.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: [Location plan- 2090(EXI)001; 2090(EXI)101_102; 2090(EXI)103; 2090(EXI)201; 2090(EXI)202; 2090(EXI)301; 2090(PLA)201; 2090(PLA)002; 2090(PLA)101_102; 2090(PLA)103; 2090(PLA)201; 2090(PLA)202; and 2090(PLA)301].

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

Informatives:

- 1 Reasons for granting permission:

The proposal includes the conversion of two existing flats to form a 2 x bedroom self-contained flat at the upper ground floor level and half-landing to the 1st floor. The proposal would result in the net loss of one residential unit over 1.5 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 larger 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 self-contained flat 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 and it would not result in any increased pressure to on-street parking in accordance with Policy DP19.

The bay-window would increase in depth by approximately 1.81m with a part flat, part pitched roof profile and a retained shallow depth roof terrace. At the half-landing level, the depth of the closet wing would be enlarged slightly and would retain the existing pitch roof form. Overall the proposed extension due to its design, relatively small scale and proportions and use of materials would ensure no harm to the appearance of the host building. The rear elevations of the semi-detached group of buildings are asymmetrical and therefore the proposed extension would not harm the character or the appearance of the conservation area.

One letter of support was received. 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory.

As such, the proposed development is in general accordance with policies CS5 and CS6 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.

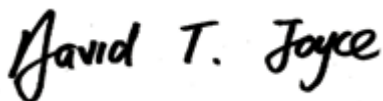
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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