

Rolfe Judd Planning
Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2016/4333/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

30 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
48 Neal Street
London
WC2H 9PA

Proposal:

Conversion from existing maisonette (Class C3) to 2x1 bed and 1x2 bed self-contained units (Class C3); erection of rear extension at second floor level to replace existing conservatory; and other external alterations

Drawing Nos: 23109 - OS1; 23109 - 2E1 RevA; 23109 - 2E2 RevA; 23109 - 2P1 RevD; 23109 - 2P2 RevD; 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 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: 23109 - OS1; 23109 - 2E1 RevA; 23109 - 2E2 RevA; 23109 - 2P1 RevD; 23109 - 2P2 RevD; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The conversion of a 3-bed maisonette into three self-contained units (2x1 bed and 1x2 bed) is considered acceptable and in accordance with policy DP2 which seeks to maximise the supply of homes. The provision of the additional dwellings would include 2 x 1-bed units a 2 bed unit, identified by policy DP5 as being of low and very high priority respectively. Given the very high priority of 2 bedroom units in the Borough and the addition of 2 residential units on the site, the proposed loss of the 3-bedroom unit is considered acceptable.

At first and second floor levels the 1 bedroom flats would have approximately 54.4sqm and 50.8 sqm of habitable floor space. At third and fourth floor level the 2 bed duplex flat would provide 77.7 sqm of floorspace. All dwellings therefore meet the national space standards as well as providing a good layout, adequate light and internal headroom of minimum 2.3m.

The replacement of the existing conservatory at second floor level with a brick extension is considered to be an improvement given the incongruous appearance of the conservatory which can be clearly seen from within the streetscene on Short's Garden. The detailed design including use of materials would be sympathetic to the host property and is considered acceptable. At fourth floor and roof level the existing balustrade would be upgraded to both improve safety and reduce bulk at high level. To improve access to the roof terrace a shallower staircase would be installed which would have less height as viewed from the streetscene. The new balustrade behind the staircase may appear slightly more solid by reason of the vertical rather than horizontal railings however it would be lower than existing, have a more elegant and formal appearance, and be much safer. By reason of the height of the building and narrow street, the changes at roof

level would have low visibility.

The site has an excellent PTAL rating of 6a and a car free development therefore needs to be secured as a Section 106 planning obligation for the additional dwellings. Due to the nature and constraints of the site, accessible and secure cycle storage for three cycles cannot be comprehensively provided on site to meet criteria in DP18 and therefore it is not appropriate to require cycle storage in this specific instance.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Reform Act 2013.

Given the nature and location of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The new window opening would be installed to an elevation that was previously glazed so would not lead to new overlooking.

One comment has been received prior to making this decision which has been duly addressed. The planning history of the site has been taken into account when coming to this decision.

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 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 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.
- 3 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).

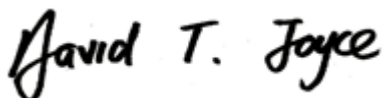
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities