

Miss Marian Twenefoo
FT Architects Ltd
FT Architects Ltd
Hamilton House
WC1H 9BB

Application Ref: **2016/3765/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

2 February 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:
12A Gower Mews
London
WC1E 6HP

Proposal:

Internal alterations to facilitate conversion of existing dwelling (C3) into 2x self-contained dwellings (1x 1bed, 2 person and 1 x 2bed, 4person). Installation of roof light and alteration of front garage doors.

Drawing Nos: (Prefix 329_00_): 00, 01, 02, 03; (Prefix 329_03_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

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: (Prefix 329_00_): 00, 01, 02, 03; (Prefix 329_03_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the existing dwelling into 2x self-contained dwellings is considered to be in general accord with the Council's Local Development Framework (LDF).

Policies CS6 and DP2 of the LDF seek to maximise the supply of additional homes in the borough. As the proposal would not result in the net loss of residential floor space and would create an additional residential unit at the site it is considered to comply with these policies. The loss of the ground floor garage to habitable rooms at ground floor level is considered acceptable in this instance, as application site is within an area of high public transport accessibility which would facilitate a car free life style and the change does not constitute a material change of use (currently the garage is ancillary to the existing dwelling). The recommendation to grant permission would therefore be subject to a legal agreement to ensure that the newly created unit would remain car free. This would ensure that the development does not exacerbate local traffic and parking issues, as well as to promote sustainable means of transport in an area of the highest level of public transport accessibility (6b); The development therefore accords with policies DP18 and DP19.

Externally, the proposed conversion would necessitate only small alterations and the design of these changes have been negotiated by planning and conservation officers to ensure that they result in the minimum amount of visual disruption. As such the proposed external alterations are considered to preserve the character and appearance of the host dwelling, row of mews properties as well as the wider conservation area. The development is thus considered to be in accordance with policies DP24 and DP25. A full assessment of the impacts upon the significance of

the statutory listed building will be made under Listed Building Consent application 2016/4101/L.

In terms of the standard of accommodation for future occupants, both proposed units meet all of the criteria of policy CS6 and the Nationally Described Space Standards (2015). Whilst it is acknowledged that the units would be single aspect and North West facing; in this instance it is not considered that this would result in a sub-standard quality of accommodation as the units both feature a good amount of glazing to habitable rooms and are both considerably above the minimum space requirements for their respective sizes. Both units have adequate storage space areas as well as provision for secure cycle parking both within the units themselves as well as across the mews in a dedicated, existing store.

It is not considered that the proposed development would lead to a significant impact upon the residential amenities of any neighbouring occupier.

One objection comment was received and subsequently withdrawn following the statutory consultation period. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as protecting the importance and significance of the listed building, 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 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; the National Planning Policy Framework (2012).

- 2 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.
- 3 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

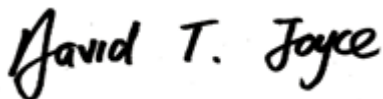
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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.
- 7 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).

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