

Mr Billy Dunn
Mitchell Berry Architects
9 The Studio,
Stratford Road,
London,
W8 6RF

Application Ref: **2017/0794/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

5 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**3 Greville Place,
London
NW6 5JP**

Proposal: Conversion of ground, first and second floor from 1 x 3 bed and 1 x 1 bed flat to 1 x 5 bedroom dwelling and the replacement of the existing metal staircase from the rear ground floor drawing room down to garden level with a new metal painted staircase.

Drawing Nos: 1433-P01, 1433-P06, 1433-P07, 1433-P08, 1433-P09, 1433-P11, 1433-P12, 1433-P102, 1433-P103, 1433-P104, 1433-P105, 1433-P106, 1433-P107, 1433-P108, 1433-P110, 1433-P151, 1433-P152, 1433-P153, Design & Access Statement dated February 2017, and Heritage Statement dated September 2016.

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 policies 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: 1433-P01, 1433-P06, 1433-P07, 1433-P08, 1433-P09, 1433-P11, 1433-P12, 1433-P102, 1433-P103, 1433-P104, 1433-P105, 1433-P106, 1433-P107, 1433-P108, 1433-P110, 1433-P151, 1433-P152 and 1433-P153.

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

Informatives:

- 1 Reasons for granting permission.

The proposal involves the conversion of two self-contained flats over ground, first and second floor (1 x 1 bedroom and 1 x 3 bedroom flats) into 1 x 5 bedroom single dwellinghouse. Policy DP2 (Housing) generally advises against the net loss of two or more properties in Camden. However, as this application proposes the loss of only one unit, it is not considered that the proposal would result in demonstrable harm to the housing stock in the borough. Furthermore, a 1 bedroom unit would be lost which is identified as being of lower priority. Consequently, the principle of the residential conversion is considered acceptable.

The only external works proposed involve the replacement of the existing metal staircase from the rear ground floor drawing room down to garden level with a new metal painted staircase. The existing staircase is non-original and the council does not object to its loss. The proposed staircase is considered a sympathetic replacement that would preserve the special character and appearance of the host listed building. These works would only be visible from very limited private views are not considered to impact the character of the wider St Johns Wood Conservation Area.

Due to the location and nature of the proposals they are not considered to cause any harm to neighbouring amenity in terms of daylight, outlook or privacy. Because the development would result in a reduction in the number of residential units, it is not considered to present any transport issues.

No comments have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. Special regard

has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 (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, policies DP2, DP5, DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies Document and policies G1, H1, H3, H6, H7, A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

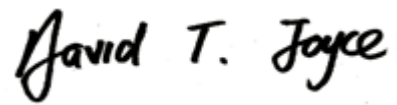
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning