

Mr David Mansoor
Drawing and Planning Ltd
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The Burroughs
Hendon
NW4 4AR
United Kingdom

Application Ref: **2016/5340/P**

Please ask for: **Nora-Andreea**

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Telephone: 020 7974 5758

19 April 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:
211 Sumatra Road
London
NW6 1PF

Proposal:

Change of use of basement and part of ground and first floors from non-residential education and training (Class D1) into residential and conversion of the whole property into 3 self-contained flats (2 x 2 Bed & 1 x 1Bed) (Class C3), erection of a single storey rear extension and alterations to the rear garden, provision of refuse and cycle storage space in front garden and alterations to the front fence.

Drawing Nos: Site location plan; SMTRR-L201; SMTRR-E201; SMTRR-E202; SMTRR-S201; SMTRR-S202; SMTRR-P200; SMTRR-P201; SMTRR-P202; SMTRR-P203; SMTRR-P204; SMTRR-P205; SMTRR-L401 Rev A; SMTRR-BC401 Rev B; SMTRR-E401 Rev A; SMTRR-E402 Rev A; SMTRR-S402 Rev A; SMTRR-S401 Rev A; SMTRR-P400 Rev A; SMTRR-P401 Rev A; SMTRR-P402 Rev A; SMTRR-P403 Rev A; SMTRR-P404 Rev A; and SMTRR-P405 Rev A.

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 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:

Site location plan; SMTRR-L201; SMTRR-E201; SMTRR-E202; SMTRR-S201; SMTRR-S202; SMTRR-P200; SMTRR-P201; SMTRR-P202; SMTRR-P203; SMTRR-P204; SMTRR-P205; SMTRR-L401 Rev A; SMTRR-BC401 Rev B; SMTRR-E401 Rev A; SMTRR-E402 Rev A; SMTRR-S402 Rev A; SMTRR-S401 Rev A; SMTRR-P400 Rev A; SMTRR-P401 Rev A; SMTRR-P402 Rev A; SMTRR-P403 Rev A; SMTRR-P404 Rev A; SMTRR-P405 Rev A.

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

- 4 The flat roof of the extension hereby permitted shall not be used as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The conversion of the basement, part ground floor and first floor of the property from non-residential education and training (Class D1) use into a single family dwellinghouse unit (Class C3) has already been established by the granting of planning permission ref 2015/7182/P, dated 10/06/2016. This permission is extant and has not yet been implemented. In light of the extant permission, the loss of the

Class D1 use proposed is considered to be acceptable and would accord with the objectives of policy DP15 (Community and leisure uses).

The proposed change of use would include the conversion of the property into 3 self-contained flats - 1 x 2 bedroom flat (4 persons) with an area of 118sqm; 1 x 2 bedroom flat (3 persons) with an area of 60sqm; and 1 x 1 bedroom flat (2 persons) area of 57.6sqm. The proposal would provide additional housing in accordance with policies CS6 and DP2. The Council's Dwelling Size Priority Table identifies 2 bedroom market units as being of 'Very High Priority' (the aim is identified at 40%). The proposal includes 2 x 2 bedroom units which is welcomed and considered acceptable as it would provide the high priority housing need of the borough, as well as an additional 1 x 1 bedroom unit.

The proposed new units would be in accordance with the National Housing Space Standards and would provide a satisfactory level of accommodation for future occupiers. All rooms would be served by suitably sized windows with good levels of light, outlook and privacy. It is therefore considered that the conversion of the property is acceptable in terms of the quality of residential accommodation that would be provided.

The proposal includes a single storey rear extension, projecting from the closet wing rear wall. The extension is modest in size, bulk and height and would be subordinate to the main building and built in materials to match. The extension would not be visible from the streetscene or any public spaces. It is therefore considered that the proposed extension would be acceptable as it would retain the existing character of the host dwelling and surrounding properties.

The neighbouring property at No.213 Sumatra Road has been fully extended along the boundary with the application site and the proposed extension is located at a considerable distance from the property at No.209. It is therefore considered that no undue harm in terms of loss of light, outlook or overlooking would be caused to the occupiers of neighbouring properties.

In relation to transport, considering the London Plan requirements, the development would provide 5 cycle parking spaces. The proposal includes the provision of 3 Sheffield stands located in front garden, which are considered acceptable. As required under Policy DP18, the development should be 'car-free' to ensure that no additional parking congestion occurs in the area. This would be secured by way of a section 106 legal agreement.

One objection has been received in relation to the proposed development which is duly addressed in the consultation summary. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS6 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2, DP5, DP16, DP18, DP19, DP24 and DP26. The proposal also accords with policies Policies G1, A1, H1, H3, H7, D1, CC1, DM1, T1 and T2 of the London

Borough of Camden Local Plan Submission Draft 2016, the London Plan 2016 and National Planning Policy Framework 2012.

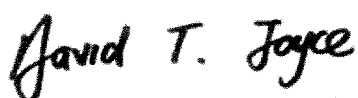
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 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.
- 5 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.

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

Director of Regeneration and Planning

