

Mr Paul Cramphorn  
Detailed Planning Ltd  
Unit 6 St Albans House  
St Albans Lane  
Golders Green  
NW11 7QE

Application Ref: **2017/1518/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

8 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Bisham Gardens**  
**London**  
**N6 6DD**

Proposal:  
Conversion of 2 x self-contained flats (1 x 1bed flat and 1 x 3Bed units) to a 4bed single dwellinghouse (Class C3) and alterations to the fenestration at basement level.  
Drawing Nos: 1265JC\_FUL: SH1, 1265JC\_FUL: SH2, 1265JC\_FUL: SH3, 1265JC\_FUL: SH4, 1265JC\_FUL: SH5, 1265JC\_FUL: SH6, 1265JC\_FUL: SH7 REVA and Design and Access Statement dated 9th March 2017.

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 1265JC\_FUL: SH1, 1265JC\_FUL: SH2, 1265JC\_FUL: SH3, 1265JC\_FUL: SH4, 1265JC\_FUL: SH5, 1265JC\_FUL: SH6, 1265JC\_FUL: SH7 REVA and Design and Access Statement dated 9th March 2017.

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

- 4 The dwelling hereby approved shall be designed in accordance with Building Regulations Part M4 (2); evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The secure and covered cycle storage area for 2 cycles shown on the plans hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the 2 x self-contained flats to 4Bed single dwelling house is considered acceptable in policy terms as it provides a large family dwelling and would only result in the loss of one home. Policies CS6 and DP2 apply to all development that involves the net loss of residential homes. Camden's Core Strategy indicates that the projected growth in the number of households exceeds the anticipated supply of additional homes. The Council therefore seeks to

minimise the net loss of existing homes. Policy DP2 seeks to protect existing housing in the borough and section f) states that the Council will seek to minimise the loss of housing in the borough by resisting developments that would involve the net loss of two or more homes, unless, the sub-standard units to be enlarged to meet residential space standards. As such the residential conversion would be acceptable in this instance.

The proposed 1 x 4Bed house is of a generous sizes and far exceeds the internal rooms sizes in CPG 2 and exceeds the recommended guidelines contained within the London Plan (2016) for a 4b8p dwelling over 3 storey (minimum 130sqm). The proposed 4Bed house would measure 213sqm. Therefore, the 4 Bedroom residential dwelling would meet the national standards in terms of room sizes and overall floorspace. The proposed house would benefit from adequate levels of daylight, outlook and natural ventilation. The proposed units would meet the criteria of the Lifetimes Homes standards where possible. Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1st October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition.

The changes to the fenestration at lower-ground floor level are considered acceptable. The replacement of the existing windows and door with bi-folding aluminium doors would not have a detrimental impact on the appearance of the host building. The rear elevation at first floor level is acceptable in design and appearance, The window at first floor level would be enlarged in length following the lowering of the sill to match the existing window and the material use would replicate the design of the existing windows.

The proposals would not introduce any new vehicular parking facilities and would seek to retain the existing spaces that are currently associated with the property. As no additional residential units are to be created it is deemed reasonable for the proposal to retain the space and is thus be in-keeping with policy DP18. In this instance, the need for car-free development would not be required as it is envisaged that there will be no increase in car parking levels at the site. The proposal seeks to introduce facilities that will provide space for 2 cycles. The addition of cycle provision is welcomed and will be secured by condition.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

A site and press notice was published and no comment was received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP17, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also

accords with policies A1, C1, D1, D2, H3, H7, T1 and T2 of the London Borough of Camden Local Plan Submission Draft 2016, 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.
- 4 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.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning