

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2016/5934/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

7 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:

Flat 1
86 Canfield Gardens
London
NW6 3EE

Proposal:

Conversion from 1x self-contained 4 bed flat to 2x self-contained 3-bed flats at ground and basement floor levels.

Drawing Nos: Site location plan; Existing - Basement floor; Ground floor; Front & Rear elevations; Proposed - Basement floor Flat 1 & 6 dated 15-09-16; Ground floor Plan Bike store Rear Garden Flat 1; Ground floor Flat 1 & 6 dated 15-09-16; Planning Statement, Flat 1, October 2016, Ref. CWA.1305.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Existing - Basement floor; Ground floor; Front & Rear elevations; Proposed - Basement floor Flat 1 & 6 dated 15-09-16; Ground floor Plan Bike store Rear Garden Flat 1; Ground floor Flat 1 & 6 dated 15-09-16; Planning Statement, Flat 1, October 2016, Ref. CWA.1305

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

- 3 The two cycle spaces shown on the ground floor plan hereby approved shall be provided prior to the first occupation of the new unit, and permanently maintained and 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 existing maisonette (basement and ground floor levels) with 4 bedrooms was recently implemented and is occupied by the applicant; and at the time of the site visit the proposed new unit was vacant. The proposal includes the change of use, a vertical split from 1x 4 bedrooms flat to form a 2x 3 bed self-contained flats. This a net gain of one additional residential unit over 2 floors; which is supported by policies DP2 and CS6 provided they meet the recommended residential development standards and provide an acceptable mix of different size units in accordance with policy DP5. The new units are acceptable in size (130 & 166sqm), amenities and layout; and comprise two sets of double bedrooms each, separate reception and large open-plan kitchen/dining rooms, plus separate reception rooms also dual aspect views; and access to garden amenity space. As the new flat is likely to generate additional on-street parking demand a section 106 agreement has been entered into for car-free housing; the applicant is compliant. Two cycle storage spaces would be provided at the rear ground floor level all in compliance with LDF policies and subject to condition.

The proposed works are internal only; and the proposed change of use would not harm the amenity of any adjoining residential occupiers.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, 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 the London Plan 2016; and the National Planning Policy Framework. The proposal also accords with Policies H1; H2; H6; T1; T2; A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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 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 T. Joyce

David Joyce
Director of Regeneration and Planning

AUTHORITY FOR SEALING/SIGNATURE
SECTION 106 AGREEMENT

Flat 1 86 Canfield Gardens 2016/5934/P

LONDON BOROUGH OF CAMDEN
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. **HEMAL PATEL**
2. **MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN**

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

Committee Ref:

Delegated Authority/Development Control committee [insert date if decided at Committee]

CLIENT STATEMENT

I, Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed



Neil McDonald

Dated 05/04/2017

LEGAL STATEMENT

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed



Emily Shelton-Agar

Dated

6/4/17

SEAL REGISTER NUMBER

30925

07-02-2017

