

Mr William Smedley
rg+p
74 Wells Street
Fitzrovia
London
W1T 3QQ

Application Ref: **2015/6220/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 2534

12 June 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:
96A Kilburn High Road
London
NW6 4HS

Proposal:
Conversion of 1x4 bedroom self-contained flat to 1x3 bedroom and 1x1 bedroom self-contained flats
Drawing Nos:

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: L4162_003; L4162_004A; L4162_006A; L4162_014; Design and Access Statement Rev B

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

- 4 The development hereby approved shall achieve a maximum internal water use of 105l litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

96A Kilburn High Road is a three storey first floor maisonette which is not located within a conservation area, nor is it a Listed Building. The proposed conversion of the existing 4 bedroom maisonette into 1x3 and 1x1 bedroom flats is considered acceptable in policy terms as it assists the Council to maximise the supply of additional homes in the borough and would not result in the loss of more than two dwellings.

The proposed first floor flat will have a gross internal area (GIA) of 42.40sqm which meets the Department for Communities and Local Government (DCLG) for a 1bed1person dwelling. The proposed second floor maisonette will have a GIA of 92.2sqm. This is just under the space standard of 93sqm but it is considered acceptable in this context as the development is a conversion and the floor space difference is marginal.

The site's Public Transport Accessibility Level (PTAL) is 6A and falls within the Kilburn Priory Controlled Parking Zone (CPZ). As per, the requirements of Policy DP18, this decision is subject to car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy DP18 seeks to ensure car-free development in low parking

provision areas, which include areas of high PTAL.

3x cycle spaces have been provided in the development. CPG7 states that cycle parking should be close to the door and access to the facilities should be level, or by a lift or ramp that can accommodate a bike. In this context, that cannot be achieved as the applicant site is on the first floor level above a shop, however, it is considered in general accordance with Camden's cycle standards and the London Plan.

All new build or converted dwellings are required to achieve 110, per person, per day (including 5 litres for external water use). This will be secured by condition.

The proposal, by virtue of the majority of its works being internal, would cause negligible harm to any adjoining residential occupiers in terms of natural light, outlook, privacy, light spill or added sense of enclosure.

No letters of objection were received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5, CS6, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP18, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 6.12, 7.4 and 7.6 of the London Plan (March 2015), and paragraphs 14, 17 and 56-67 of 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 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.

- 5 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>.

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