

Adrian Betham
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105-111 Euston Street
London
NW1 2EW

Application Ref: **2017/0681/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

1 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:
4 Gascony Avenue
London
NW6 4NA

Proposal:

Conversion from single family dwellinghouse to provide 3x self-contained flats [2x1bed & 1x2bed] including erection of 1st floor infill rear extension and new roof terrace plus railings at 2nd floor level, fenestration alterations and installation of rooflights (Class C3).

Drawing Nos: Location plan; 1605/10; 1605/11 Rev A; 1605/12; 1605/13; 1605/14;1605/15;1605/16; 1605/ 18;1605/19; 1605/20; 1605/21; 1605/22; 1605/23; 1605/24; 1605/25; 1605/26; 1605/28; 1605/29; Design, Access and Planning Statement, ref: 1605 February 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 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 [Location plan; 1605/10; 1605/11 Rev A; 1605/12; 1605/13; 1605/14; 1605/15; 1605/16; 1605/ 18; 1605/19; 1605/20; 1605/21; 1605/22; 1605/23; 1605/24; 1605/25; 1605/26; 1605/28; 1605/29; Design, Access and Planning Statement, ref: 1605 February 2017.]

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

- 4 The two cycle spaces hereby approved and shown on the ground floor plan shall be provided in its entirety prior to the first occupation of the new units, 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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

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 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

Informative(s):

- 1 Reasons for granting permission:

The proposal involve the conversion of the existing four bedroom dwellinghouse into 3x self-contained flats; and is considered compliant with policy DP5 insofar as it maximises the supply of additional homes in the borough and would not result in the loss of any residential units. The proposed 2x 1-bed flats would have gross

internal areas (GIA) of 37sqm (ground floor) and 46.45sqm (1st floor), and the 1x 2-bed flat (2nd & 3rd floor levels) would measure 89.39sqm.

The 2x 1-bed units have bedrooms which measure 10sqm & 11sqm respectively, which is marginally below the minimum recommended 11.5sqm for a double room. Nevertheless, the units provide generous sized living/dining rooms (18sqm and 20sqm), plus separate kitchens, which are considered acceptable, and overall the units meet the minimum recommended residential space standards. The maisonette unit would provide 2x -bedrooms that measure 11sqm and 15sqm (2-bed-3-person) and would be compliant with the residential space standards and is considered acceptable.

Overall, it is considered that the proposed new dwellings would provide a good standard of residential accommodation in terms of layout; space and room sizes; storage and utility spaces; daylight and sunlight; privacy and security; and noise.

The site has a PTAL rating of 6a (excellent level of accessibility by public transport). As the new flats are likely to generate additional on-street parking demand this permission is subject to a legal agreement to ensure the new flats will be car free. The owner intends to continue occupying the building and therefore the maisonette will not be secured as car-free (i.e. they retain their existing right to a parking permit). Two acceptable cycle storage spaces would be provided, one at the front and at the rear ground floor level. A condition will ensure their retention in perpetuity.

The proposed infill rear extension at 1st floor rear measures 8.36sqm and would align with the existing rear building line and is similar to other extensions at this level within the terrace of houses. The extension and associated roof terrace at 2nd floor level would be visible from the private and the public realm but in terms of design, scale and proportions would be subordinate to the host building and is considered acceptable. The fenestration alterations plus timber decking are also considered acceptable here due to no impact on the neighbours; and the proposal is not considered to raise amenity concern.

Neither the extension nor the limited views from the terrace of neighbouring properties would cause harm to occupiers of adjacent houses in terms of loss of day/sunlight, overlooking or sense of enclosure and the proposal is considered acceptable.

No objections were received in relation to this proposal. The site history and appeals have been taken into account in making this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP13, DP16, DP17, DP18, DP22, 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 2012. The proposal also accords with Policies A1, D1, H7, T1, T2 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 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.

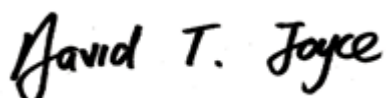
- 6 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning