

Mr Donald Shearer  
Donald Shearer Architects  
Unit 4, Scholars' House  
Shottery Brook Office Park  
Timothy's Bridge Rd  
Stratford-upon-Avon  
CV37 9NR

Application Ref: **2017/1397/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

22 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:  
**7a Bolton Road**  
**London**  
**NW8 0RJ**

Proposal:  
Conversion of existing maisonette into two self-contained flats (1-bed and 2-bed) and extensions to front and rear (as per approved applications 2014/6404/P and 2014/5558/P).  
Drawing Nos: (Prefix: 1249-BA-) 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 B, 112 B, 113 B, 114 A, 115 A, 116, 117, 118 A; Design & Access Statement (ref.1249BA002)

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 and policy D1 of the emerging Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1249-BA-) 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 A, 112 A, 113 A, 114 A, 115 A, 116, 117, 118 A; Design & Access Statement (ref.1249BA002)

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

- 4 Before the development commences, details cycle storage for 3 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and policy T1 of the emerging Local Plan.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, of the proposed front bin store at a scale of 1:10 including materials details;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the emerging Local Plan.

- 6 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings 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), DP23 (Water) and policy CC3 (Water and Flooding) of the emerging Local Plan.

- 7 The area of flat roof to the ground and lower ground rear extensions hereby approved shall at no point be used as an amenity area / 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, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the emerging Local Plan.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission was cumulatively granted under applications 2014/6404/P & 2014/5558/P (dated 16/04/2015) for extensions to property at lower ground and ground floor levels. These permissions remain extant. As all the physical extensions to the property have been approved and remain extant, no objection is raised to these proposed elements. The only new external alteration would be the erection of a bin store. This store is considered acceptable in terms of its siting and size however to ensure its design is appropriate for its context, a condition is recommended for the submission of full details.

The proposed conversion would result in the creation of no.2 new units; a 3bed, 4person unit at lower ground (GIA of 94sqm) and a 1bed, 2 person unit at ground floor level (GIA of 51sqm). This unit mix would remain in accordance with policy DP2 and emerging policy H7. These units would remain in accordance with the national space standards in terms of floor areas and room layouts (DCLG 2015). Both units would be dual aspect and would benefit from a decent level of outlook and fenestration. It is considered that both units would receive adequate levels of natural light. The vertical stacking between the units is such that future occupants would not be disturbed by noise in sensitive rooms. The lack of outdoor amenity space for the GF unit is not objectionable in this case considering the location of the property as well as its spatial limitations. Overall it is considered that the proposed units would allow for a decent standard of accommodation for future occupants.

In terms of neighbouring amenity, the external extensions to the property remain permitted and were fully considered as part of the previous applications. The newly proposed bin store would not cause harm to any neighbouring resident. No further comment is raised with regard to the physical extensions; however, in order to protect the privacy of neighbouring residents a condition is recommended that the rear flat roofs shall not be used as terraces. Subject to this condition it is

considered that no neighbouring resident would be adversely impacted upon as a result of the proposed development.

Regarding transport implications, the site has a PTAL of 5 (high) and as such the additional unit would be expected to be designated as car free. The applicants have agreed to a legal agreement to secure this and these recommendations remain subject to the completion of this agreement. In line with policy DP17 and emerging policy T1, it would be expected that no.3 cycle parking spaces are provided. Whilst submitted plans do not include cycle parking details, it is considered that there is adequate space to the front for these to be provided and as such a condition is recommended for the submission of details of this provision.

In order to ensure the units contribute to minimising the need for further water infrastructure, a condition is recommended that the optional Building Control requirements for water consumption are required. Due to the site constraints, it is not considered viable for the proposed units to be secured as step-free.

No objections were received. The planning history has been taken into account. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the Local Development Framework Core Strategy, policies DP2, DP5, DP17, DP18, DP23, DP24, DP25 and DP26 of the Local Development Framework Development Policies and policies H1, H7, A1, A4, D1, D2, T1 and T2 of the Camden Local Plan Draft (2016). The proposed development also accords the London Plan 2016 and the NPPF 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 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.

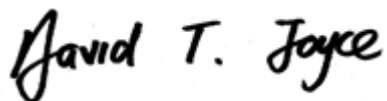
While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's 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