

Mr Paul Cavill  
Hertford Planning Service  
Westgate House  
37-41 Castle Street  
Hertford  
SG14 1HH

Application Ref: **2016/6228/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

28 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:  
**Avenue & Park Lodge**  
**Avenue Road**  
**London**  
**NW8 6JA**

**Proposal:**

Conversion of existing boiler and storage room to create 1x2 bed flat and the insertion of new windows to the properties north and east elevations at lower ground floor level.  
Drawing Nos: Site Plan; 12045-P005-C; 12045-S001-A.

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: Site Plan; 12045-P005-C; 12045-S001-A.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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.

- 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) Details including sections at 1:10 of all doors and windows (including jambs, head and cill), ventilation grills, external doors and gates;

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 and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for one additional flat in the form of a 2 bed 2 person unit. The

development would increase housing supply in the borough and is welcomed in accordance with policies CS1 (Distribution of growth) which promotes efficient use of land and buildings in Camden, CS6 (Providing quality homes) and DP2 (Making full use of Camden's capacity for housing) whereby the Council seeks to maximise the supply of additional homes in the borough.

The overall floor space in the new dwellings would meet the minimum standards set out in 'Technical Housing Standards - Nationally Described Space Standard' 2015. It is considered that all of the rooms would be able to function for the purposes for which they are intended and would be of adequate size and shape with suitable internal ceiling heights and appropriate levels of natural light. Whilst the new unit would not benefit from private outdoor amenity space, the building is set within attractive communal gardens.

In relation to accessibility, the new dwelling would meet AD M volume 1 category 1 of Building Regulations.

Externally few changes are proposed; six over six timber sash windows would be inserted into the eastern and northern courtyard elevations at ground floor level. The new windows would be sympathetic to the style and age of the building and would be in keeping with the existing timber sash windows above. A planning condition will be added requiring details of the new windows and doors to be submitted and approved.

With regard to the impact of the proposal on the amenity of neighbouring occupiers; it is not considered that the level of noise generated from the new use would cause undue harm to nearby and neighbouring properties. Furthermore, given the existing window arrangement the proposal is not considered to result in increased overlooking over and above existing levels.

In line with Camden Development Policy DP18, the new residential unit would be designated as being car free, i.e. the future occupants should not be provided with an off-street parking space and will not be entitled to on-street parking permits from the Council. This arrangement will be secured by means of a Section 106 Agreement.

Cycle parking for the proposed development would be provided in accordance with London Plan standards. This gives a requirement for 2 spaces. The submitted plan shows a secure cycle parking shelter which appears to be capable of accommodating 2 cycles.

There is an existing communal bin area at the rear of the site, which would cater for the storage, recycling and disposal of waste, which is considered to be acceptable.

No objections have been received. The planning history of the site 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 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 CS1, CS4, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and DP2, DP5, DP6, DP17, DP18, DP19, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the London Borough of Camden Draft Local Plan Policies H1, H6, C5, A1, A4, T1, T2, D1, D2.

- 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](mailto:CIL@Camden.gov.uk)

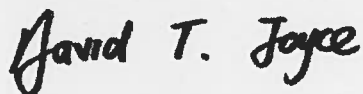
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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

