

Mr Alex Yearsley
Future Planning and Development Ltd
2 Wardrobe Place
London
EC4V 5AH

Application Ref: **2017/3287/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

18 August 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:
2 Kingscroft Road
London
NW2 3QG

Proposal:
Internal alterations associated with the conversion of the ground and first floor maisonette into two dwellings consisting of 1 x 2Bed and 1 x 3Bed self-contained flats and retention of the existing 1 x 1Bed flat (Class C3).
Drawing Nos: PL 00, PL 01, PL 02, PL 21, PL 22, PGR./1st/2nd FL PLANS, Design and Access Statement dated June 2017, Planning Statement from Future Planning and Development dated June 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plan-s PL 00, PL 01, PL 02, PL 21, PL 22, PGR./1st/2nd FL PLANS, Design and Access Statement dated June 2017, Planning Statement from Future Planning and Development dated June 2017.

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

- 4 Before the development commences, details of secure and covered cycle storage area for 4 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 and to safeguard the character of the immediate area in accordance with the requirements of policies T1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made and to safeguard the character of the immediate area in accordance with the requirements of policies CC5, A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the ground and 1st floor maisonette into two dwellings consisting of a 2 bed and a 3 bed unit is considered acceptable in mix and size of units. The proposed 2 new flats would comply with the nationally prescribed space standards for 2 bed and 3 bed 4 person units and the bedrooms comply with Council standards. Two bedroom units comply with the Council's priorities for unit types. Both flats would provide adequate internal layout, daylight, outlook and external amenity space.

The application site is in a highly accessible location and thus, in accordance with policy T2 of the Local Plan 2017, the new flats need to be car-free so as not to increase pressure on the highways. This would be secured by a S106 legal Agreement. The cycle parking for 4 cycles complies with policy standards and its rear garden location is acceptable in principle. However the design and size of the proposed refuse and cycle enclosures would need to be secured by condition.

A comment was received from a neighbouring property. This and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC5, D1, H1, H6, T1 and T2 of the Camden Local Plan 2017. It also complies with policies in the London Plan 2016, the relevant paragraphs of the National Policy Framework and policies 1, 2, 7 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

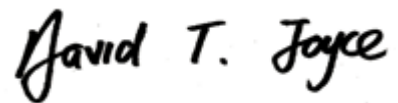
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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.
- 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.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning