

Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
Greater London
NW4 4AR
United KingdomApplication Ref: **2015/2203/P**

30 March 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:
163 Sumatra Road
London
NW6 1PN**DECISION**
Proposal:
Conversion of existing single family dwelling into 4 (2 x 1 bedroom and 2 x 2 bedroom) self-contained units with associated amenity, cycle storage and refuse provision
Drawing Nos: OS Map, Site location plan, design and access statement, SMTRD-LH000, SMTRD-E201, SMTRD-E202, SMTRD-P200, SMTRD-P201, SMTRD-P202, SMTRD-P203, SMTRD-P204, SMTRD-S201, SMTRD-S202, SMTRD-E701, SMTRD-P700, SMTRD-P701, SMTRD-P702, SMTRD-P703, SMTRD-P704, SMTRD-P705, SMTRD-S701, SMTRD-S702, SMTRD-S703 and Basement Impact Assessment (dated August 2015).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans OS Map, Site location plan, design and access statement, SMTRD-LH000, SMTRD-E201, SMTRD-E202, SMTRD-P200, SMTRD-P201, SMTRD-P202, SMTRD-P203, SMTRD-P204, SMTRD-S201, SMTRD-S202, SMTRD-E701, SMTRD-P700, SMTRD-P701, SMTRD-P702, SMTRD-P703, SMTRD-P704, SMTRD-P705, SMTRD-S701, SMTRD-S702, SMTRD-S703 and Basement Impact Assessment (dated August 2015).

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

- 5 Before the development commences, details of secure and covered cycle storage area for 6 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 and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The proposed conversion from an existing five bedroom single family dwelling house to form four flats (2x 1 bedroom and 2x2 bedroom) is considered to be an acceptable use at this site. The proposal seeks to bring back a vacant house back into use and provide three additional units which is in accordance with Policies CS6 (Providing quality homes) and DP2 (Making full use of Camden's capacity for housing),

The proposed flats exceed the minimum floorspace requirements meeting the London Plan housing standards. The proposed development will meet lifetime homes standards where possible but given the constraints of the site and that the proposal seeks to convert an existing dwelling into flats a lift has not been provided.

The proposed basement including lightwells to the rear of the property is of the same foot print that was allowed under planning ref. 2013/8185/P. A BIA had been updated and is considered to be in accordance with Policy DP27 and the revised Camden Planning Guidance 4 (2015). The applicants engineer will need to prepare working drawings and construction method statements that will mitigate adverse effects of neighbouring and nearby properties. A condition ensuring a suitable qualified engineer is appointed to approve and monitor the construction will be included on the decision.

Given that construction of proposed basement will take place at a distance less than 5.0m (~3.0m) from Sumatra Road the design of permanent works are required to ensure induced ground movements are within tolerable limits and temporary works to prevent damage during construction.

Adequate bin and cycle storage space would be provided. A condition would be included to ensure the cycle spaces would be in accordance with CPG7. The site is not listed nor does it sit within a conservation area. Aside from the excavation of the basement, majority of the proposed works are to be taking place within the existing property. The proposed works are therefore considered to be acceptable in design terms.

The proposed excavation to the rear of the property to form a lightwell is considered to be modest and therefore unlikely to cause a negative impact the

amenity of neighbouring residents. The proposed works are unlikely to cause an impact on overlooking or overshadowing and therefore unlikely to harm the amenity of neighbouring residents.

A S106 Agreement would secure a Construction Management Plan, a highways contribution and a car free clause to minimise the transport impact of development.

One objection has been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development 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, DP6, DP17, DP18, DP22, DP24, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

- 2 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.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.
- 4 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, 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.
- 5 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).
- 6 You are advised that under the Highways Act 1980 you are required to apply for an Approval in Principle from the Council's Engineering Service in order to ensure that

the structural integrity of the public highway is maintained.

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.

Yours faithfully

Culture and Environment Directorate

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DECISION