

Mr ANDREW LISMORE
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Application Ref: **2017/0868/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

31 July 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:

**Flat 1 Wroxham Mansions
38 Canfield Gardens
London
NW6 3LB**

Proposal:

Conversion of existing ground floor self-contained flat (4 bedroom) into 2 self contained flats :1 x (1bed) and 1x (3 bed) (Class C3).

Drawing Nos: Location plan; 14135/01; 14135/02; 14135/1312/02; Design and Access Statement, 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 policies A1, D1 and D2 of the London Borough of Camden Local Plan..

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 14135/01; 14135/02; 14135/1312/02; Design and Access Statement, February 2017.]

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

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

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the existing 4 bedroom self-contained flat into 1x3 and 1x1 bedroom flats is considered compliant with policy DP5 in that it maximises the supply of additional homes in the borough and would not result in the loss of any residential units.

The proposed ground floor flats would have gross internal areas (GIA) of 48.0sqm and 91.5sqm. The 1xb unit has a double bedroom (13sqm) and a generous sized living/kitchen dining room (23sqm), which is acceptable as a 1person unit and although it falls below the minimum recommended national residential space standards, is sufficiently large to provide a 2persons accommodation and is acceptable in this context. The 3xbed unit comprises 8, 14 and 20sqm bedrooms each would be compliant with the national residential space standards and is considered acceptable. The applicant states, that the rationale behind the proposals is to adapt, improve the Co-operative's housing stock to meet the changing needs/demographic nature of its tenants. It is considered the floor space difference is marginal and under the circumstances the proposed conversion into 2x self-contained flats are acceptable. The occupier has demonstrated their continued occupation of the 1p unit and therefore only the additional unit is subject to the carfree agreement. Two cycle storage spaces would be provided at the front ground floor level all in compliance with LDF policies and subject to condition.

The proposal, by virtue of the majority of its works being internal, would cause

negligible harm to any adjoining residential occupiers in terms of natural light, outlook, privacy, light spill or added sense of enclosure. All new build or converted dwellings are required to achieve 110litres, per person, per day (including 5 litres for external water use) and shall be subject to condition.

No letters of objection were received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision. This will be secured by condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal 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, DP18, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2012. The proposal also accords with policies A1, D1, H1; H6; T1; T2; of the London Borough of Camden Submission Draft Local Plan 2016.

- 2 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.
- 3 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).
- 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 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.
- 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning