

Stephen Coleman  
4orm  
1-5 Offord Street  
London  
N1 1DH

Application Ref: **2016/6285/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 2555

25 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:  
**87-89 Prince of Wales Road**  
**London**  
**NW5 3NT**

#### Proposal:

Change of use of the upper ground and first floors from doctors surgery D1 to create 2 dwellings (C3) comprising 2 x 1 bed, alterations to fenestration, erection of painted metal gates and railings with spear heads to street boundary and construction of refuse, recycling and cycle stores.

Drawing Nos: 4043-P.103, 4043-P.104, 4043-P.105, 4043-P.110, 4043-P.111, 4043-X.101, 4043-X.103, 4043-X.104, 4043-X.105, 4043-X.110, 4043-X.111 and planning statement dated November 2016 from 4orm planning.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 4043-P.103, 4043-P.104, 4043-P.105, 4043-P.110, 4043-P.111, 4043-X.101, 4043-X.103, 4043-X.104, 4043-X.105, 4043-X.110, 4043-X.111 and planning statement dated November 2016 from 4orm planning

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 2 x 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 T1 and T2 of the London Borough of Camden Local Plan 2017.

- 5 The proposed 2 x 1Bed units on the ground and first floors as indicated on plan numbers (4043-P.104 and 4043-P.105) hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden, Local Plan 2017.

Informative(s):

- 1 The proposed conversion of the ground and first floors doctor's consultation rooms with ancillary staff room to provide 2 x 1Bed self-contained flats are considered to be acceptable in principle. The proposal would meet policy DP2 which seeks to maximise the supply of housing accommodation within Camden. The premise has limited access and arrangement due to the steep steps and narrow corridors. Both the consulting rooms and circulation spaces are too small and do not meet modern accessible standards. Wheelchair accessibility is severely limited and requires a consulting room to open directly off the waiting area compromising patient privacy and dignity supporting letter confirmed the premises have long been classified by

the Health Authority as "not being capable of improvement to modern standards. As such, the change of use would be acceptable in this instance. The scheme was revised to retain the Doctor's Surgery (Class D1) use at lower-ground floor level due to the lack of marketing evidence.

The proposed size break down of the proposed use of 2 x 1Bed units would not satisfy policy DP5 (homes of different sizes) which stipulates 40% of new dwellings should be two bedroom dwellings. It is recognised that the 2x 1bed flats would not meet this requirement. However, due to the site layout the residential mix proposed would be appropriate in this instance given the existing site constraints. The proposed development meets residential standards guidance in CPG 2 and the London plan 2016 in terms of habitable room sizes, ventilation and outlook.

The quality of residential accommodation is considered to be of a good standard the ground floor unit would be a 1Bed 2P unit measuring 69sqm and the first floor flat would measure approximately 63sqm 1Bed 2P unit, exceeding the minimum national space standards.

The site is located in PTAL 6A good public transport and storage facility for 2 x cycle provision would be provided on site. In accordance with policy DP18 the development should be 'car free' and this would be secured by legal agreement s106.

The proposed addition of the balustrade surmounted on brickwork to the front elevation for a new boundary fence with new metal gates would help to reunite the general appearance of the adjoining properties, as such would be acceptable in design and appearance. It's proposed to replace the existing windows to the rear southeast elevation with new timber framed sash window and the decorative window designs that are present on the first floor elevation are to be continued along the rear elevation to preserve the facade character of the building. The proposed bin storage area to the northeast elevation is acceptable.

The amenity impacts to neighbouring residential units are considered to be acceptable. The residential block of flats located at the rear and the flats adjoining the host building would not be impacted open as no new opening are proposed to the rear or side elevation as such, would accord to DP26 of the LDF.

No objection/comments were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and 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 A1, C2, C6, D1, H1, H2, T1 and T2 of the London Borough of Camden Local Plan 2017 and policies in the London Plan March 2016, and relevant paragraphs of the National Policy Framework.

- 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. The proposed CIL charge would be £50.00 x 62.9 = 3145, the amount 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.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning

