

Mrs Monika Dawlud
53 Long Lane
London
N3 2HY

Application Ref: **2017/2618/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

11 September 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 4 109 Greencroft Gardens
London
NW6 3PE**

Proposal:

Internal alterations associated with the conversion of existing 1 x 4Bed maisonette into 1 x 1Bed flat and 1 x 2Bed maisonette (Class C3).

Drawing Nos: PI 001, PI 003, PI 004, PI 005, WD 002, Design and Access Statement and Planning Statement no date.

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 The development hereby permitted shall be carried out in accordance with the following approved plans PI 001, PI 003, PI 004, PI 005, WD 002, Design and Access Statement and Planning Statement no date.

Reason:

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

- 3 Prior to first occupation the 3 x cycle shown on the plan number WD002 shall be provided and be and permanently retained in its entirety thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

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Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the maisonette into two dwellings consisting of 1 x 1Bed and 1 x 2bed maisonette is considered acceptable. The proposed 2 bed maisonette at second floor level would comply with the nationally prescribed space standards (2016) measuring approximately 73sqm which is appropriate for a 2B/3P flat. In addition, the maisonette would benefit from a roof terrace, which provides 8.3sqm of amenity space.

The proposed 1 bed self-contained flat at 2nd floor level would measure approximately 37sqm, meeting the nationally prescribed space standard (2016) for a 1B/1P flat. It is considered that both flats would provide adequate internal circulation, light, outlook and external amenity space.

The application site has a PTAL rating of 5 and in accordance with Policy T2 of the Local Plan 2017, the flat being created would be secured by a S106 legal Agreement as car-free so as not to increase pressure on the public highway. In addition, the design of the proposed 3 x enclosed cycle parking spaces would be secured by condition.

No comment/object was received and the sites 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, T1, T2, H1 and H6 of the Camden Local Plan 2017, policies in the London

Plan March 2016, the 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 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 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

- 5 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.
- 6 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.

- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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