

John Phillips
Buildplans
Merryfields
Star Corner
Colerne
SN14 8DG

Application Ref: **2016/6828/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

3 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:
47 York Way
London
N7 9QF

Proposal:
Conversion of two units to provide 3 self-contained units (1x2-bed; 2x1-bed) (C3); erection of single storey rear infill extension at ground floor level
Drawing Nos: 4644/3 (Location Plan); Existing Rear elevation; Existing Side elevation; 4644 (Rev c); Design Statement prepared by John Philips Building Plans

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 4644/3 (Location Plan); Existing Rear elevation; Existing Side elevation; 4644 (Rev c); Design Statement prepared by John Philips Building Plans

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 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 Reasons for granting permission.

It is proposed to convert 2 existing flats into 2 x 1-bed and 1 x 2-bed units, creating one additional unit in accordance with DP2. The units would be compliant with Nationally Described Residential Space standards with the exception of one of the 1-bed units which would be slightly under at 36sqm; however, would have access to an outdoor terrace. The units would benefit from adequate daylight, outlook and ventilation and two of the properties would have access to private amenity space.

The rear infill extension is considered acceptable as it would be subordinate to the host property and in-keeping with the pattern of rear development along the terrace. Several other properties along this side of York Way have carried out similar rear infill extensions including no's 37, 65 and 67 resulting in full width ground floor extensions being established along this particular terrace. The extension would not infill the whole area along the flank wall as it would incorporate a courtyard area to allow light to reach the middle of the ground floor flat.

The extension would have a pitched roof to allow sufficient internal headroom

whilst keeping the height low on the boundary wall. It would be constructed using matching brickwork and the rear doors would be timber painted white. The detailed design is considered to be acceptable for the location.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The extension would be 2.5m on the boundary which is considered an appropriate height for there to be no adverse impacts on neighbouring properties.

A Section 106 legal agreement will be secured to ensure the additional unit is car-free in accordance with policy DP18 and also Policy T2 of the emerging Local Plan. Details of cycle parking for 4 bikes will be secured as a pre-commencement condition.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1, D2, H2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.
- 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 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. Based

on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £1,050 (21sqm x £50) for the Mayor's CIL and £10,500 (21sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.


- 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.
- 6 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision-making, but pending publication of the Inspector's report into the examination only has limited weight.

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