

Mr Gavin Ramsey
Guard Tillman Pollock Architects
161 Whitfield Street
London
W1T 5ET

Application Ref: **2017/4324/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

28 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11 Burghley Road
London
NW5 1UG

Proposal:
Conversion of basement flat and dwelling on upper floors into a single dwellinghouse.

Drawing Nos: LP.01 rev.B, 01.01 rev.B, 01.02 rev.B, 01.03 rev.B, 01.04 rev.B., 03.01C, 03.02C, 03.03C, 03.04C.

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 LP.01 rev.B, 01.01 rev.B, 01.02 rev.B, 01.03 rev.B, 01.04 rev.B., 03.01C, 03.02C, 03.03C, 03.04C.

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

Informative(s):

1 Reasons for granting planning permission

The application seeks to convert the existing basement flat and the main accommodation on the upper three floors into a single dwelling house, with no external alterations. The building is not statutory listed. The application was amended during the determination period to omit extensions and a roof terrace to the rear.

While there is no planning history for the formation of two self-contained residential units on this site, council tax records show that the two dwellings have been registered as separate units since 2004. The proposal links the basement to the ground floor by an internal staircase and removes separate cooking facilities. The development would not result in a net loss of residential floorspace, and would not result in the net loss of two or more homes. The proposal is therefore in accordance with Local Plan policy H3 (Protecting existing homes).

The proposed change of use would reduce the intensity of the uses on the site, and would not give rise to any issues of amenity or increased impact on transport, in accordance with policies A1, T1 and T2. There are no external alterations proposed and as such, there would be no impact on the appearance of the host building.

Three objections from adjoining occupiers were received prior to the proposal being amended, but the grounds for objection related solely to the matters relating to the external alterations, which have been omitted from the current proposal. No objections were raised to the principle of converting the two units into a single dwelling.

As such, the proposal is in general accordance with policies G1, H3, A1, T1 and T2 of the London Borough of Camden Local Plan 2017 and the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 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.

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