

Mr Ian Barden
Genesis Architects Ltd
7 St Margarets Road
Stanstead Abbots Ware
SG12 8EP

Application Ref: **2017/3776/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

4th October 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:
43 Brecknock Road
LONDON
N7 0BT

Proposal:

Conversion from 1x self-contained residential flat (C3) to 2 x self-contained flats (C3) (2x2bed units) at 1st and 2nd floor levels, relocation of window at rear upper ground level plus enlargement of 1st floor rear closet wing element.

Drawing Nos: GAL 262 (PC) 020, GAL 262 (PC) 021, GAL 262 (PC) 022 Rev B, GAL 262 (PC) 023.

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 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 GAL 262 (PC) 020, GAL 262 (PC) 021, GAL 262 (PC) 022 Rev B, GAL 262 (PC) 023.

Reason:

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

- 4 Prior to the occupation of the development, 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 T1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan June 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed first floor 2 bedroom unit comprises 58sqm of floorspace and the second floor 2 bedroom 61sqm. Therefore, the second floor unit meets the requirements as set out in the Technical Housing Standards while the first floor is marginally below which is considered to be acceptable in these circumstances as

the unit is well laid out and the rooms are all of a good size. The minimum floor to ceiling height is 2.3m for the second floor and 2.7m for the first floor, in accordance with the requirements as set out in the Technical Housing Standards. Due to the site's good accessibility rating (PTAL 4), the new units will be secured as car free by legal agreement.

The proposed enlargement of the first floor rear extension is subordinate in scale and location to the host building and an appropriate design by virtue of its location to the rear of the building. The rear elevations of the surrounding properties is not uniform with extensions of various depths and heights. The proposed alterations to the window at ground level to be re-located as a result of the enlargement of the extension is considered acceptable as it would restore the symmetry of the fenestration at ground level. As such, the proposed enlargement would not be visible from normal views along Brecknock Road. Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy.

Whilst the development will have some visual impact, this is considered to be negligible due to the proposal not being visible from the streetscene. Such an enlargement, therefore, in this location is not considered harmful to the character or appearance of the host building or street scene.

No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, H7, D1, A1, CC1, CC2, CC3, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning 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.

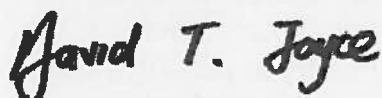
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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