

Mr Ilan Feigenbaum  
Architecture & Design  
2 Nursery Avenue  
London  
N3 2RD

Application Ref: **2017/4057/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 6750

23 November 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 B**  
**124 Mill Lane**  
**London**  
**NW6 1NF**

Proposal:

Conversion of maisonette to two self-contained units (1 bedroom flat and a 2 bedroom flat) including erection of single storey lower ground floor rear extension, installation of Juliette balcony at new window at rear first floor and window at ground level in side elevation.

Drawing Nos: Design Statement, Site Location Plan, 124ML17/00, 124ML17/01I, 124ML17/02II, 124ML17/03I and 124ML17/04II.

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:

124ML17/00, 124ML17/01I, 124ML17/02II, 124ML17/03I and 124ML17/04II.

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

- 4 The flat roof area hereby approved on the roof of the single storey lower ground rear extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of the neighbouring properties in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the conversion of the existing 2 bedroom single dwellinghouse into 1 x 2 bedroom flat at lower ground floor level and 1 x 1 bedroom flat over the upper ground floor. The development also includes a single storey rear extension and the installation of a Juliette balcony in the rear at 1st floor.

The subdivision proposal is considered acceptable as the increase in the number of residential units meets a priority land use of Camden's Core Strategy. Furthermore, the development would provide a 2 bedroom flat which is identified as very high priority (Policy H7). The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

Both flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 40sqm for the upper ground floor flat and 65.5sqm for the 2 bedroom flat at lower ground. All habitable rooms would comply with recommended size standards. Both flats would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation.

The development will be required to be car-free, as secured by way of a S106 planning obligation. Although the proposal does not provide cycle parking in accordance with London Plan requirements, this is considered acceptable in this instance given the constrained nature of the site. In addition, the building and large rear garden provides ample space to store cycles.

The proposed rear extension is to be a modestly sized, subordinate addition built in materials to match the main property. The extension shall not be visible from the street. An existing side elevation window is to be replaced with a slightly larger window at lower ground level and this is considered acceptable as it would not harm the appearance of the building. The proposed Juliette balcony in the rear is considered acceptable in this location at the rear of the site.

The proposed rear extension is not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy due to the modest depth (3.3m), maximum height at the boundary (2.7m) and sloped roof. A condition has been imposed to ensure the flat roof of the extension shall not be used as a terrace.

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

As such, the proposed development is in general accordance with policies H1, H6, A1, D1, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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.
- 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](mailto: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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Executive Director Supporting Communities

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning

