

Miss Roberta Miano
Hazan, Smith & Partners
5 Goodge Place
London
W1T 4SD
United Kingdom

Application Ref: **2017/4817/P**Please ask for: **Nora-Andreea
Constantinescu**Telephone: 020 7974 **5758**

28 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Ainger Road
London
NW3 3AR**

Proposal:

Amalgamation of 2 self-contained flats to 1 self-contained flat (4xbedrooms) (Class C3) at ground and first floor levels, replacement of existing doors to rear extension at ground floor level, alterations to the boundary wall to the rear.

Drawing Nos: PL-01; 02-16-832/ES-301; 02-16-832/ES-302; 02-16-832/PD-403; 02-16-832/PD-401; 02-16-832/PD-402.

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 and D2 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:

PL-01; 02-16-832/ES-301; 02-16-832/ES-302; 02-16-832/PD-403; 02-16-832/PD-401; 02-16-832/PD-402.

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

- 4 Before alterations to the boundary wall are commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application building does not lie in conservation area but it is part of Camden Local list including its adjacent terraced properties for their high degree of consistency including at roof level. The building is currently divided into 4 self-contained flats. The proposed scheme is in relation to the ground and first floor flats.

The unit at the ground floor is 1xbedroom flat and the one at the first floor 3x bedrooms flat. The proposal would convert the two self-contained flats into one 4x bedroom flat, which would result in loss of one residential unit. Policy H3 states that the council would resist development that would result in loss of two or more homes. It is therefore considered that the proposed loss of one unit would be considered acceptable in this instance.

As the proposal would result in a reduction in the number of residential units, it would not result in any additional traffic generation nor to put pressure to on-street parking, which complies with policy T1.

The proposed 4x bedroom flat has a lower priority in Camden for market renting, however it would result in a large family home with a good standard of residential accommodation which would contribute to a mixed, inclusive and sustainable community.

The proposal includes replacement of existing aluminium folding doors to the rear at the ground floor level with steel framed sliding doors. The proposed doors would be fitted within the existing openings and would extend along the corner between the extension and the main building. The doors would have thin frames, and would give a modern feeling to the existing rear elevation, which is in accordance with policy D1.

The building's boundary wall to the side and rear has an area of decorative leaf blocks which is proposed to be removed and replaced with brick work to match the existing boundary wall. Whilst the existing leaf blocks are considered to be an interesting element to the boundary wall, their removal would not be considered to cause significant harm to the appearance and character of the host building as a whole. Their replacement would also improve the amenity of the occupiers through privacy.

As the boundary wall would be visible from the street scene, the proposed brick work would be secured by means of condition, in order to ensure the works would preserve the character and appearance of the building, streetscene and wider area.

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

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development), H3 (Protecting existing homes), H7 (Large and small homes) and T1 (Prioritising walking, cycling and public transport) of London Borough of Camden Local Plan 2017.

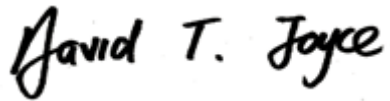
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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