

Mrs Ursula Tucker
Ursula Tucker Architects
107 Gillespie Road
London
N5 1LR

Application Ref: **2017/5915/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**53 Flat A and B Lady Somerset Road
London
NW5 1TY**

Proposal:

Conversion of ground and first floor flats into one selfcontained maisonette, erection of an infill extension with a rooflight within the existing enclosed courtyard, installation of 4 rooflights on the 2 storey rear wing and alteration to the fenestration to the rear at ground & first floor levels.

Drawing Nos: EX 01, EX 02, EX 03, EX 04, PP 01, PP 02, PP 03, PP 04, Site location plan and Design and Access Statement dated 13th October 2017.

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- EX 01, EX 02, EX 03, EX 04, PP 01, PP 02, PP 03, PP 04, Site location plan and Design and Access Statement dated 13th October 2017.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the ground and first floor flats from 1 one bedroom flat and one 2 bedroom flat into a 3 bedroom maisonette is considered acceptable in policy terms as it provides a large family dwelling and would only result in the loss of one home thus in compliance with Policy H3 which seeks to minimise the net loss of two or more homes. As such, the residential conversion would meet this requirement.

The proposed maisonette is of a generous size and would exceed the minimum space standards required by the London Plan for a 3 bedroom 6 person dwelling over 2 storeys. The maisonette would allow adequate levels of daylight, outlook and natural ventilation.

The infill courtyard extension would not be visible from the neighbouring property No.55 due to its location against a flank wall of a neighbouring extension. As such, the proposal would not have a material impact on the building's appearance and retain the existing building's proportions.

The changes to the fenestration at ground floor level are considered acceptable and appropriate in design and materials. Similarly the new rooflights are modest and appropriate in design, size, number and location.

The proposed works would not have any impact on neighbouring amenity, given their position and setting, in regards to loss of daylight/sunlight, privacy or outlook.

As no additional residential units are to be created, there will be no increase in car parking at the site and thus there is no need for a car-free development here.

No comments were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this

decision.

As such, the proposed development is in general accordance with policies A1, D1, H3, H7, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

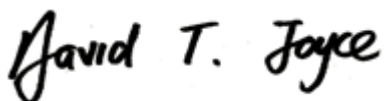
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning