

Mrs Georgia Ioana Cristea
Georgia Cristea
Ground Floor Flat
17 Ripon Road
London
N17 6PP

Application Ref: **2017/3759/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

19 December 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:
28 Burghley Road
London
NW5 1UE

Proposal:
Subdivision to form 2 flats (1x1 bed, 1x3 bed) and erection of single storey lower ground floor rear extension, with first floor roof terrace and external staircase, and various external alterations
Drawing Nos: Location & Site Plans (unnumbered), 010/02, 010/03, 010/04, 010/05, 010/06Rev.A & 010/07Rev.A

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: Location & Site Plans (unnumbered), 010/02, 010/03, 010/04, 010/05, 010/06Rev.A & 010/07Rev.A.

Reason:

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

- 4 The approved cycle storage shall be provided in its entirety prior to the first occupation of the new unit, 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 use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 The rooflight hereby approved shall be obscure glazed in perpetuity.

Reason: In order to prevent unreasonable overlooking from neighbouring premises and light spill in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Proposed is the subdivision of the three storey property (with existing loft conversion) to form a 1 bedroom flat at lower ground level, and a three bedroom property to the two floors and loft above. A lower ground floor rear extension is proposed, with roof terrace above and an external staircase leading to the rear garden. Landscaping works are also proposed to the front curtilage to allow a safer access to the proposed lower ground floor unit.

The proposed properties would be in accordance with the Technical Housing Standards - Nationally Described Space Standard (2015) document, which specifies a minimum GIA (Gross Internal Area) of 50sq. m for a single storey 1 bed (2 bedspace) unit, and 108sq. m for a 3 storey 3 bed (6 bedspace) unit. The proposed units would have GIAs of 78.6sq. m and 165.8sq. m respectively. The proposed bedrooms would also all exceed the minimum space standard of 11.5sq. m for double occupancy bedrooms, and more than 75% of the GIA of the units would have a minimum internal height of 2.3m. Each of the units would provide an acceptable quality of accommodation in terms of access to daylight and sunlight, with each unit being dual aspect, and amenity space is provided for both units via the shared garden. The proposal therefore represents a good quality of accommodation.

The proposed rear extension would stretch the full width of the property, however given its lower ground floor nature it is considered to be acceptable in this instance and would not serve to cause harm to the character and appearance of the property. It is also acknowledged that full width lower ground floor extensions exist within the immediate area. The addition would not be publically visible, and would be of an acceptable siting, scale, design and material finish, being commensurate with the property and clearly subordinate to it. It is additionally noted that the property is not within a conservation area, and there are no nearby Listed Buildings which would be affected as a result of the works.

The alteration to the front garden to make safer access to the lower ground floor unit are considered to be acceptable. The works would not require significant excavation given the existence of a large store currently cut into the landscaping. The alteration would not harm views of the property from the street (despite being visible) and would serve to allow additional light into the lower ground floor unit, as well as provide a safer access for future residents. This is therefore deemed to be acceptable.

Whilst roof terraces and external staircases of this kind are not typically desirable, it was noted whilst on site that they exist within the immediate vicinity at the neighbouring property no.30, with an upper ground floor rear conservatory at no.26. There is a trellis screen at the appropriate position in existence on the boundary to no.30 to obscure any overlooking from the neighbouring staircase, this is considered acceptable to prevent any overlooking from the proposed external staircase. A privacy screen is proposed on the boundary to no.26, which is considered acceptable in this instance. Whilst a rooflight is proposed from the lower ground floor addition to the terrace above, a condition shall be included to ensure this is obscure glazed to prevent light overspill to the property above, and overlooking into the lower ground floor unit. Whilst the proposal would result in an intensification of the site, given the residential use, the proposal is unlikely to result in undue noise or disturbance to neighbours. Overall, given the siting, scale and design of the proposal, coupled with the context of surrounding development, the development is considered to be acceptable in design terms, and would not result in undue harm to neighbouring amenity.

- 2 Internal cycle storage has been provided for the main house which the Transport Team have deemed as acceptable in this instance. As the current occupants intend to stay at the property during and post construction, only one of the units

shall be a car free development with restricted parking permits for future occupants; this shall be secured via S106 agreement.

The waste storage arrangements are considered to be acceptable, being similar to the existing arrangement, with adequate storage space to the front of the property.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As the proposal forms an additional residential unit, it is liable for the Mayoral (£50 sq. m) and Camden Borough (Zone C) (£500 sq. m) CIL charge (though the final amount is index linked).

As such, the proposed development is in general accordance with policies H1, C5, A1, D1, and T2 of the London Borough of Camden Local Plan 2017, the Kentish Town Neighbourhood Plan (2016), the London Plan (2016), Technical Housing Standards - Nationally Described Space Standard (2015), and the National Planning Policy Framework (2012).

- 3 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).
- 4 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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.

- 8 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Generally all schemes involving an additional unit of residential accommodation will be liable for CIL payments. Where this is the case, the Mayor's CIL Charging Schedule is charged at a rate of £50 per sqm and the Camden CIL Charging Schedule at a rate of £500 per sqm.

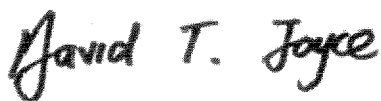
The amount liable would be calculated based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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

