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Application Ref: **2017/4705/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 6750

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:
62 Belsize Road
London
NW6 4TG

Proposal:

Conversion of no. 62 (4 bed unit at ground, first and second floor) and no. 62A (1 bed unit at lower ground) into 3 units (1 x 1 bedroom unit, 1 x 2 bedroom unit and 1 x 3 bedroom unit). Installation of bi-folding doors and replacement of door with window in rear at lower ground level.

Drawing Nos: Location Plan, Design & Access Statement, JW_03_001, JW_03_002, JW_05_001, JW_05_101, JW_03_102, JW_A_05_102, JW_03_101_A and JW_03_102_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 [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:

Location Plan, Design & Access Statement, JW_03_001, JW_03_002, JW_05_001, JW_05_101, JW_03_102, JW_A_05_102, JW_03_101_A and JW_03_102_A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the conversion of the existing 1 bedroom lower ground unit and 4 bedroom ground, first and second floor unit into a 2 bedroom unit at lower ground floor, a 1 bedroom unit at ground floor and a 3 bedroom unit over first and second floor. The external alterations are the change of a door to a window and installation of bi-folding doors, both in the rear elevation at lower ground level. Additionally, a timber clad bin store shall be installed in the front garden.

The subdivision proposal is considered acceptable as the increase in the self-contained residential units meets a priority land use of Camden's Core Strategy. Furthermore, the development would provide an additional 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.

The lower ground (2 bed) with a GIA of 58sqm and the 3 bed at first and second floor (101sqm) would comply with the London Plan space standards. The 47sqm ground floor flat (1 bed) would be 1sqm below the requirement. Given the ground floor flat is only marginally below the space standard and that the proposal is a conversion of an existing property without any extensions, this is considered to be acceptable in these circumstances. Each bedroom meets the space requirements for a single or double room. All 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 and that the proposal is a conversion. In addition, the building and large rear garden provides ample space to store cycles.

The window to replace the door shall be a sash window to match the rest of the property and the bi-folding doors will be aluminium framed which is deemed to be acceptable in a rear elevation at low level. The bin store shall be a sympathetic timber clad, modestly sized enclosure.

The proposed window replacing a door and the new bi-folding doors in the rear would not be harmful in terms of neighbours amenity given they would not cause loss of light, outlook or privacy. The bi-folding doors face into the garden of the subject site and sit behind a neighbouring closet wing. The window replaces a door and does not increase overlooking.

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, A5, D1, D2, 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

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