

Application ref: 2017/5777/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 26 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

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Kokorelia Architects Ltd
14A Coolhurst road
London
N8 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
535 Finchley Road
London
NW3 7BG

Proposal:

Erection of a single storey rear extension at ground floor level, installation of metal balustrade for a proposed roof terrace at first floor level installation of new window and door to the side elevation and replacement of boundary fence to the rear elevation all associated with the conversion of 1 x 3Bed flat into 2 x 1Bed self-contained units.

Drawing Nos: A100, A101, A102, A103, A104, A110, A111, A112, A113, AP001, AP200 R2, AP201 R01, AP202 R1, AP203 R01, AP204, AP210 R01, AP211, AP212 R01, AP213 R01 and Design and Access Statement dated 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 A100, A101, A102, A103, A104, A110, A111, A112, A113, AP001, AP200 R2, AP201 R01, AP202 R1, AP203 R01, AP204, AP210 R01, AP211, AP212 R01, AP213 R01 and Design and Access Statement dated October 2017.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

Informative(s):

- 1 Reason for granting planning permission:

Planning consent is sought for the erection of a single storey extension to the rear elevation at ground floor level. The proposed rear addition would measure approximately 3m in depth, between 3 to 4m in height and 4m in width. A metre of the proposed rear extension would incorporate a mono-pitched roof to minimise the visual impact on the host building. The rear extension would retain a generous amount of garden space when viewed in context with the neighbouring properties. As such, the proposed extension is considered subservient addition in terms of its scale and settings in accordance with the Local Plan 2017.

The ground floor consist of one 3Bed self-contained flat which provides sub-standard residential accommodation measuring 69sqm and it is proposed to convert it into 2 x 1Bed units. The flat is not complaint with the National Described Space Standard (NDSS) for a 3Bed 4P (74sqm) and the best feasible option would be to convert the unit into 2 x 1Bed flats. Flat A, would measure 39.4sqm suitable for a 1Bed 1P self-contained unit and flat b would measure approximately 37.5sqm. However, flat b would have an additional 1.5sqm of internal storage space. Therefore, both self-contained flats would be in accordance with NDSS which requires a minimum GIA of 39sqm. It is proposed to subdivide the rear garden to provide additional residential amenity space for both units. Both units would allow adequate levels of daylight, outlook and natural ventilation.

The proposed conversion of the ground floor flat into two self-contained units are considered acceptable in policy terms as it enables the enlargement of a sub-standard accommodation to meet current residential standard thus in compliance with Policy H3.

The changes to the ground floor side fenestration are considered acceptable, it is proposed to install a new timber framed window and door to the side elevation.

It is proposed to replace the first floor window with new door and install metal balustrade for a terrace to the rear elevation. The proposed terrace would measure approximately 3m wide and 3m in deep. There are examples, of terraces within close proximity of the host building. It's therefore considered that the proposed terrace would be acceptable in design and appearance.

The proposed rear extension would be set well off the side and rear boundaries with no.533 and both properties consist of side passages and no windows. The proposed roof terrace would not have a detrimental impact on neighbouring residential amenity, there are established terrace/balconies within close proximity of the host building, with mutual level of overlooking. As such, neither the extension nor the views from the terrace would cause harm to occupiers of adjacent properties in terms of loss of day/sunlight, overlooking or sense of enclosure and the proposal is considered acceptable.

The development would therefore be secured by s106 as "car free" in line with policy T2. Two acceptable cycle storage spaces would be provided within the ground floor side passage. A condition will ensure their retention in perpetuity.

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 Fortune Green and West Hampstead Neighbourhood Plan 2015; the proposed development also accords with the London 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.

- 4 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.
- 5 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.

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

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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.

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Reason:

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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.

Informative(s):

- 1 Reason for granting planning permission:

Planning consent is sought for the erection of a single storey extension to the rear elevation at ground floor level. The proposed rear addition would measure approximately 3m in depth, between 3 to 4m in height and 4m in width. A metre of the proposed rear extension would incorporate a mono-pitched roof to minimise the visual impact on the host building. The rear extension would retain a generous amount of garden space when viewed in context with the neighbouring properties. As such, the proposed extension is considered subservient addition in terms of its scale and settings in accordance with the Local Plan 2017.

The ground floor consist of one 3Bed self-contained flat which provides sub-standard residential accommodation measuring 69sqm and it is proposed to convert it into 2 x 1Bed units. The flat is not complaint with the National Described Space Standard (NDSS) for a 3Bed 4P (74sqm) and the best feasible option would be to convert the unit into 2 x 1Bed flats. Flat A, would measure 39.4sqm suitable for a 1Bed 1P self-contained unit and flat b would measure approximately 37.5sqm. However, flat b would have an additional 1.5sqm of internal storage space. Therefore, both self-contained flats would be in accordance with NDSS which requires a minimum GIA of 39sqm. It is proposed to subdivide the rear garden to provide additional residential amenity space for both units. Both units would allow adequate levels of daylight, outlook and natural ventilation.

The proposed conversion of the ground floor flat into two self-contained units are considered acceptable in policy terms as it enables the enlargement of a sub-standard accommodation to meet current residential standard thus in compliance with Policy H3.

The changes to the ground floor side fenestration are considered acceptable, it is proposed to install a new timber framed window and door to the side elevation.

It is proposed to replace the first floor window with new door and install metal balustrade for a terrace to the rear elevation. The proposed terrace would measure approximately 3m wide and 3m in deep. There are examples, of terraces within close proximity of the host building. It's therefore considered that the proposed terrace would be acceptable in design and appearance.

The proposed rear extension would be set well off the side and rear boundaries with no.533 and both properties consist of side passages and no windows. The proposed roof terrace would not have a detrimental impact on neighbouring residential amenity, there are established terrace/balconies within close proximity of the host building, with mutual level of overlooking. As such, neither the extension nor the views from the terrace would cause harm to occupiers of adjacent properties in terms of loss of day/sunlight, overlooking or sense of enclosure and the proposal is considered acceptable.

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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