

Application ref: 2017/5014/P
Contact: Fiona Davies
Tel: 020 7974 4034
Date: 4 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Carthy & Company Architects
7 Grosvenor Court
Brewster Road
London
E10 6RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
239 Royal College Street
LONDON
NW1 9LT

Proposal:

Conversion of dwelling house into x2 flats (1x3bed & 1x2bed) , refurbishment of existing shopfront to Royal College Street, replacement of existing rear part-width extension with larger part-width rear extension with roof terrace above, rationalisation and refurbishment of fenestration to rear elevation and new railings and roof terrace at 3rd floor level.

Drawing Nos: Site location plan, E03 Rev A, E02 Rev A, E01 Rev A, P01 Rev J, P02 Rev F, P03 Rev E, and Design and Access statement prepared by Carthy and Company architects

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:

Site location plan, E03 Rev A, E02 Rev A, E01 Rev A, P01 Rev J, P02 Rev F, P03 Rev E, and Design and Access statement prepared by Carthy and Company architects

Reason:

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

- 4 The roof of the rear extension hereby approved may not be used as a terrace without seeking planning approval from the local planning authority.

To safeguard the residential amenity of occupiers of nearby properties in accordance with the requirements policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]
The application site is a 5-storey town house dating from 1790-1800 within the Jeffrey's Street Conservation Area. The property is not listed however forms part of a terrace that makes a positive contribution to the character and appearance of the Conservation Area. Furthermore the host property is also designated as having a 'shopfront of merit'.
The principle of the conversion from one single dwelling family house into two self-contained flats is considered acceptable and complies with Policy H3 as there will be no net loss of homes but a net gain through the subdivision of one dwelling into two. One 3-bedroom flat and another 2-bedroom flat are proposed at the application site and these constitute the highest priority housing in accordance with the Local Plan.
Both flats would exceed the London Plan 2016 Nationally Described Space standards requirements with the lower flat (set across the lower ground, ground and first floors), a 3bed 5person flat measuring 125sqm and the upper flat (set across the second floor and the existing roof extension level), a 2bed 3person flat measuring 76sqm are thus considered acceptable in terms of floor area. Overall, they would be dual aspect which would ensure acceptable outlook, daylight and ventilation, and overall, the standard of accommodation is considered acceptable. With regard to the lower flat, the room facing the road at basement level will be below ground and therefore not benefit from outlook and will thus only be used as a photographic dark-room or storage space. The proposal would result in a net increase of 1 unit and thus complies with Policy H1 which aims to maximise

Camden's capacity for housing.

The proposed replacement rear extension is considered to be acceptable in scale and design and will remain subservient to the main dwelling. It will measure 2.3m in width, 3.2m in depth and 4.1m in height from the ground level to the flat roof.

Similar to the existing, the replacement part-width rear extension will be across the lower ground and first floor. It will be finished in a "buff-coloured brick" to harmonise with the original dwelling but slightly contrast with a renewed white rendered main rear elevation. Furthermore, it is considered that the proposed elongation and rationalisation of the existing rear windows will preserve and enhance the character and rhythm of the existing dwelling.

Alterations have previously been made to the rear elevation at the application site involving an extension at second floor level and the installation of a new door and a window with access to the rear garden at basement level approved in 1988.

Similarly permission was granted in 1979 for the erection of an additional storey on the roof to provide a habitable room. The proposal seeks to create access to an inset roof terrace and new railings at this uppermost level. The terrace will be inset and tucked behind the side boundary walls shared with adjacent properties and therefore does not raise any concerns with regard to overlooking, loss of privacy or light as a result.

Overall, the proposed development is not considered to introduce any detrimental impact on the residential amenity of neighbouring occupiers in terms of overlooking, loss of light or sense of enclosure, and would not have any adverse impact on the character or appearance of the building or detract from the wider street scene.

2 Reason for granting permission- continued

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the "shopfront of merit" and positive contribution that the host property makes to the conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The application site is located within an area with a PTAL score of 6b (best). The new additional unit created will be required to be car-free and no parking permits will be allowed for future residents of this additional unit. This will be secured by a S106 legal agreement.

The existing house stores bikes and bins in the rear garden removed to the back alley at the rear of the property for collection. This principle will remain for the lower flat. Storage for bikes and bins for the upper flat is provided in a secure store at the foot of the stair at ground level internally. This will be provided within the 'pram store' area.

No objections were received prior to making this decision however a letter of support was received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H3, H6, CC5, A1, D1, D2, D3 and T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 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.

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