



Application ref: 2017/4768/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 25 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
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Anatolitis Associates
Meadowcroft Studio
28 Manor Road
Potters Bar
EN6 1DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**31 Christchurch Hill
London
NW3 1LA**

Proposal:

Conversion of 1 x 5 bed dwellinghouse into 2 x 2 bed flats and erection of associated cycle storage shed in front garden.

Drawing Nos: PL554-1; PL554-2 Rev. C; PL554-3 Rev. A; Design and Access Statement (prepared by Anatolitis Associates; received 04/01/2018).

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 policies 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 PL554-1; PL554-2 Rev. C; PL554-3 Rev. A; Design and Access Statement (prepared by Anatolitis Associates; received 04/01/2018).

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 4 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 policies T1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The loss of the existing single dwellinghouse is considered acceptable as Policy H1 aims to maximise Camden's capacity for housing and the proposal would result in the net increase of 1 unit. Furthermore, the development would provide 2 x 2 bed units for market housing, which Policy H7 identifies as high priority, compared to the existing 5 bed unit which is identified as being in lower demand. 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 development would provide a good standard of accommodation with adequate internal living space for the two flats. The flat at lower ground, ground and first floor levels would be a 2 bed/4person unit with a floorspace of 142sqm (79 sqm required) and the flat at second and third floor levels would be a 2 bed/3 person unit with a floorspace of 82 sqm (70 sqm required). The proposed flats would have a good internal layout in other respects and both flats would be dual aspect, which would ensure that they receive an adequate amount of daylight and natural ventilation, and suitable outlook.

Although the maximum headroom at third floor level would only be 2.2m, this is considered acceptable in this instance as the proposal is for the conversion of an

old house and it would not worsen the current situation. The main living accommodation for the upper floor flat would be at second floor level, which would have a floor to ceiling height of 2.7m.

The site has a PTAL rating of 3. The existing residents of the site would return to occupy one of the proposed flats. Therefore, only one of the proposed flats would be secured as a car free unit by a s106 legal agreement. There is also space for adequate cycle parking in the front garden of the site, where a timber clad bicycle enclosure is proposed to be erected. Details of a secure and covered cycle parking enclosure for 4 x cycles would be required by planning condition.

With the exception of the new cycle storage enclosure, the proposed development does not involve any associated external alterations. As such, the proposed development would not have any adverse impact on the appearance of the building or the Hampstead Conservation Area, and would have no impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H1, H6, H7, C6, A1, D1, D2, 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.

- 2 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.
- 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 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

- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 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.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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 T. Joyce

David Joyce
Director of Regeneration and Planning

