

Application ref: 2018/1052/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 30 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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JAA  
Studio Six  
38-50 Pritchards Road  
London  
E2 8LQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**99 Priory Road**  
**London**  
**NW6 3NL**

Proposal:

Conversion of 1x2 bedroom flat at first floor level with 1x 4bedroom flat at ground and basement level to form 1x 5 bedroom dwelling house; insertion of 1x window to side elevation and alterations to front and side window panes

Drawing Nos: OS map, 1000, 1001, 1003, 1004, 1005\_A and Design & Access Statement 115/DAS-11 February 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 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:

OS map, 1000, 1001, 1003, 1004, 1005\_A and Design & Access Statement 115/DAS-11 February 2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to combine the existing 4x bedroom ground and basement level flat with the 2x bedroom first floor flat to form a 1x5 bedroom family sized dwelling house. The net loss of 1x residential unit is not contrary to policy H3 of the Camden Local Plan in which development is resisted at a minimum of a loss of 2x homes. The proposal would create a larger dwelling house consisting of 5x bedrooms which helps to bring larger homes within the borough.

Minor external changes are proposed which are 1x top and 2x bottom side window panes and 1x front window pane to be replaced with frosted glazing. At the side elevation, a window will be inserted at first floor level to serve the new internal staircase. This window will be of a matching appearance to the existing window at first floor level located 0.9m away. These alterations are considered acceptable and would not deter from the character and the appearance of the host building or surrounding conservation area.

The proposal does not raise any amenity concerns given that minimal external alterations are proposed and no extensions are proposed.

No objections were received prior to making this decision. The application site's history and relevant appeal decisions have been taken into account when coming to this decision.

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

Therefore, the proposed development is in general accordance with policies H3, H7, A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

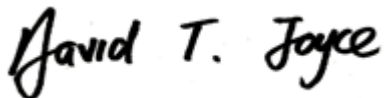
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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