

Application ref: 2017/6544/P  
Contact: Laura Hazelton  
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Date: 8 May 2018

**Development Management**  
Regeneration and Planning  
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White-Red Limited  
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2 Clove Crescent  
London  
E14 2BE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**28 Bartholomew Villas**  
**London**  
**NW5 2LL**

**Proposal:**

Conversion of single dwellinghouse into 2 self-contained flats (1 x 1 bed and 1 x 2 bed). Demolition and rebuild of full-width single-storey rear extension, extension of WC at 1st floor in line with neighbouring property and installation of new doors onto small terrace at first floor level.

Drawing Nos: 00 100, 00 101, 00 102, 00 200, 00 300 (all received by LPA on 05/02/2018), 01 300, 01 100 (existing basement and ground floor plan), 01 200, 01 102, 01 100 (existing first and second floor plan), site location plan and design and access statement dated November 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 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: 00 100, 00 101, 00 102, 00 200, 00 300 (all received by LPA on 05/02/2018), 01 300, 01 100 (existing basement and ground floor plan), 01 200, 01 102, 01 100 (existing first and second floor plan), site location plan and design and access statement dated November 2017.

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 single dwellinghouse into 1 x 1 bedroom flat at ground floor level and 1 x 2 bedroom flat at first and second floor level. The loss of a single dwellinghouse is considered acceptable as the increase in the number of residential units meets a priority land use of Camden's Local Plan. Furthermore, the development would provide a 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.

Both flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 49sqm for the ground floor flat and 83sqm for the 2 bedroom flat at first/second floor level. All habitable rooms would comply with recommended size standards. Both flats would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation.

The first floor extension would be a fairly minor alteration to bring it in line with the neighbouring extension. It would be constructed of matching materials and would have limited impact in design terms. The new rear window would be a traditional sash, which would be more in keeping with the original fenestration design than the existing widow. The existing single storey rear extension would be demolished and a new full width rear extension erected to the same depth. The principle of a full width ground floor extension is considered acceptable, given the number of rear alterations and full-width extensions to the rest of the terrace. A small set back has been introduced which helps to differentiate between the two storey and single storey elements and reduce the overall mass of the extension. New aluminium sliding doors would provide access to the garden which are considered acceptable.

The cill of the existing first floor window would be lowered, and a new door installed to provide access to the first floor terrace. The existing window aperture would be

retained which would help to preserve the character and appearance of the rear elevation. A simple timber fence would be erected around the terrace area, and raised to 1.8m along the boundary with no.26 to prevent views into the neighbouring conservatory. The use of timber is considered acceptable in this garden setting.

The proposed development is not considered to cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy. The screen to be erected adjacent to no.26 would be set away from the boundary wall by 750mm and would mostly be within the shadow of the first floor extensions of nos.28 and 30, meaning that there would be limited impact on light levels (particularly because no.26 sits to the south of the application site). Although the infill extension adjacent to the boundary with no.30 would sit slightly higher than the existing boundary wall, it would replace an existing lean-to structure in this location and would only project forward a further 1.6m from the first floor rear extension of no.30. Any impact on light or outlook is considered to be relatively minor.

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 lack of space. The new dwelling will be car-free as secured by S106 legal agreement.

- 2 Two objections and one comment have been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

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

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Building 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.

- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 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.
- 7 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.
- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £336.50 (6.73sqm x £50) for the Mayor's CIL and £3,365.00 (6.73sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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

