

Application ref: 2017/4981/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 2 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Hamways Ltd
Hamways House
104 Station Road
East Oxted
RH8 0QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat E
114 Fellows Road
London
NW3 3JH

Proposal:

Conversion of 1 x 3 bed flat into 1 x 1 bed and 1 x 2 two bed flats (Use Class C3).
Drawing Nos: 2, 3, 4, 5, 6_Rev.A, 7, 9 & 10_Rev.A

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 The development hereby permitted shall be carried out in accordance with the following approved plans 2, 3, 4, 5, 6_Rev.A, 7, 9 & 10_Rev.A.

Reason:

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

- 3 The cycle storage hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained and accessible 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 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).
- 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 Reasons for granting permission.

Proposed is the subdivision of the second and third floor 3 bed duplex of this 3 storey building (with basement and loft additions), to form 1 x 1 bed and 1 x 2 bed flats. Aside from the formation of a rear cycle store, no external alterations are proposed.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 61sq. m for a 2 bed (3 bedspace) unit, and 50sq. m for a single storey 1 bed (2 bedspace) unit. The proposed units would have GIAs of 60.8 and 50.9 sq. m (excluding storage) respectively. Whilst it is acknowledged the 2 bedroom unit would marginally fail to accord with the space standard, given it fails by just 0.2sq. m, on balance, this is considered to offer an acceptable quality of accommodation and refusal is not warranted on this basis. The proposed bedrooms would also all exceed the minimum space standard of 11.5sq. m for double occupancy bedrooms and 7.5sq. m for a single occupancy room, and more than 75% of the GIA of the units would have a minimum internal height of 2.3m. Each of the units would provide an acceptable quality of accommodation in terms of access to daylight and sunlight, with each unit being dual aspect. Given the above assessment, the proposal represents a good quality of accommodation.

As there are no external alterations proposed, the development would not impact

on the character, appearance or historic interest of the property which within the Belsize Park Conservation Area, nor would the development impact on the setting of the Listed Buildings to the rear on Eton Avenue.

Given the internal nature of the alterations, and continued residential use of the subdivided property, whilst the proposal would result in some intensification of the site, the proposal would not result in undue harm to neighbouring amenity.

Sheltered, secure and accessible cycle storage has been provided within the rear curtilage of the property; this is considered to be an acceptable arrangement. The proposed units shall be 'car free developments' restricting parking permits of future occupiers through a S106 agreement.

The waste storage arrangements are considered to be acceptable, maintaining the existing arrangement, with adequate storage space to the front of the property.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies H1, C5, A1, D1, and T2 of the London Borough of Camden Local Plan 2017, The London Plan (2016), Technical Housing Standards - Nationally Described Space Standard (2015), and the National Planning Policy Framework (2012).

- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 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.
- 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.

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