

Application ref: 2017/2579/P  
Contact: Tessa Craig  
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Date: 29 May 2018



**Development Management**  
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Martin Arnold LTD  
4 Gunnery Terrace  
Royal Arsenal  
London  
SE18 6SW

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**53 Glenmore Road**  
**London**  
**NW3 4DA**

Proposal:

Subdivision of 3 partially self-contained flats to 2 x 1 bedroom and 1 x 2 bedroom fully self contained flats. Excavation of basement and side infill extension.  
Drawing Nos: 2674-MA-E-SL-DR-0100-D00, Design & Access Statement 05 May 2017, Heritage Statement 05 May 2017, Camden geological, hydrogeological and hydrological study November 2010, Flood Risk Assessment for Planning March 2017, LMB Geosolutions Ltd Basement Impact Assessment August 2017, 2674-MA-E-ZZ-DR-2100-D00, 2674-MA-E-EL-DR-2200-D00, 2674-MA-N-EL-DR-2200-P00, 2674-MA-N-ZZ-DR-2700-P00, 2674-MA-E-SN-DR-2750-P00 and 2674-MA-N-SN-DR-2750-P00.

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:

2674-MA-E-SL-DR-0100-D00, Design & Access Statement 05 May 2017, Heritage Statement 05 May 2017, Camden geological, hydrogeological and hydrological study November 2010, Flood Risk Assessment for Planning March 2017, LMB Geosolutions Ltd Basement Impact Assessment August 2017, 2674-MA-E-ZZ-DR-2100-D00, 2674-MA-E-EL-DR-2200-D00, 2674-MA-N-EL-DR-2200-P00, 2674-MA-N-ZZ-DR-2700-P00, 2674-MA-E-SN-DR-2750-P00, 2674-MA-N-SN-DR-2750-P00 and Campbell Reith Basement Impact Assessment Audit dated October 2017 Project Number: 12466-82.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows and external doors at lower ground level in the front elevation.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting permission.

The proposal involves the conversion of the existing dwellinghouse containing a self contained unit and two partially self-contained units into 2 x 1 bedroom and 1 x 2 bedroom units. The development also includes excavation at basement level to turn the existing semi-basement into habitable space and increase the size. Additionally, a void area at the rear of the property which is currently an access to the rear garden shall be infilled to 'square off' the rear elevation. As part of the rear infill extension, a sash window shall be installed and at second floor, replacement windows are proposed. In the front elevation at lower ground level a new door and two windows shall be installed for light to the basement level.

The subdivision proposal is considered acceptable as the increase in the self-contained residential units meets a priority land use of Camden's Core Strategy. 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.

All flats would comply with Camden's Planning Guidance and national space standards with GIAs of 94.5sqm for the lower ground and ground floor 2 bedroom flat, 58sqm and 69.8sqm for the 1 bedroom flats at first and second floor. All habitable rooms would comply with recommended size standards. All flats would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation.

The development will be required to be car-free, as secured by way of a S106 planning obligation. 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 that the proposal is a conversion. In addition, the building and large rear garden provides ample space to store cycles.

The proposed rear infill extension is to be a modestly sized, subordinate addition built in materials to match the main property and infilling 'wasted' space. The extension shall not be visible from the street. The revised fenestration details in the rear and the new door and windows in the front elevation at lower ground level are sympathetic to the original features of the property and are considered acceptable in design terms.

The applicant submitted a Basement Impact Assessment, Flood Risk Assessment and Structural Drawings and Method Statement which has been independently audited in accordance with basement policy A5. The proposed basement excavation works have been concluded to be not likely to adversely effect hydrology or hydrogeological water in the area and to include suitable proposed construction methods and underpinning. Overall, the basement works which are

entirely underneath the existing footprint of the house, are considered to be acceptable, subject to an Approval in Principle secured via s106 legal agreement (as the works are adjacent to the public highway).

The proposed infill extension, basement works and revised fenestration details are not considered harmful in terms of neighbours amenity given they would not cause loss of light, outlook or privacy.

No objections have been received prior to making this decision. One comment was received in relation to keeping the boundary wall (no changes are proposed to the boundary treatment). The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, H7, A1, A5, 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.

- 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.
- 4 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.

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

