

Application ref: 2018/1557/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 13 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Charlton Brown Architects
The Belvedere
2 Back Lane
Hampstead
NW3 1HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Wilmot Place
Camden
London
NW1 9JP

Proposal:
Amalgamation of 1 x 1 bed flat and 1 x 2 bed maisonette to form 1 x 4 bed dwellinghouse (Class C3) including erection of enlarged single storey rear extension at ground floor level and alterations to rear fenestration.

Drawing Nos: Location Plan (unnumbered), 1293 AP/102A, 1293 AP/103A, 1293 AP/104A & 1293 AP/105A

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: Location Plan (unnumbered), 1293 AP/102A, 1293 AP/103A, 1293 AP/104A & 1293 AP/105A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Proposed is the amalgamation of the ground floor one bed flat, and first floor and loft space 2 bed duplex to form a four bed single dwellinghouse. A single storey rear extension is also proposed.

Whilst the proposal would result in the net loss of one residential unit, it would not result in the loss of residential floorspace, creating a larger dwelling, and would therefore be in accordance with Policy H3 of the Camden Local Plan 2017.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 130sq. m for a 4 bed (8 bedspace) unit over three floors (including loft space). The proposed unit would have a GIA of 169.1sq. m, surpassing this standard. The proposed bedrooms would also all exceed the minimum space standard of 11.5sq. m for double occupancy bedrooms, and more than 75% of the GIA of the unit would have a minimum internal height of 2.3m. The unit would provide an acceptable quality of accommodation in terms of access to daylight and sunlight, with the unit being dual aspect, and amenity space would be provided in the rear garden. Given the above assessment, the proposal represents a good quality of accommodation.

The proposed single storey rear extension would be of an acceptable siting, scale and design, being commensurate with the host property and would appear as a subordinate addition. The extension would project no further than the existing rear extensions at the site and the single storey rear extension at the adjoining property (No.14 Wilmot Place). The proposal is therefore not considered to cause harm to the character or appearance of the property. Given the siting of the property at the end of the road, the extension would have some visibility from the public realm, however; its size, height and scale would ensure no harm is caused to the character, appearance and historic interest of the surrounding Rochester Conservation Area.

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 2013.

No comments were received following statutory consultation. 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 H3, A1, D1 and D2 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).

- 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 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.

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