

Application ref: 2018/1877/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 18 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Planning Consultant
69 Wentworth Avenue
Finchley
London
N3 1YN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 3 and 4
Otto Schiff House
12 Nutley Terrace
London
NW3 5TQ

Proposal:

Conversion of 2 x 2 bed first floor flats into 1 x 4 bed flat (retrospective).

Drawing Nos: A01REVA (pre-existing), A02REVA, A01REVA (proposed) and site location plan.

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:

A01REVA (pre-existing), A02REVA, A01REVA (proposed) and site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of the retrospective conversion of two existing flats to form a 4 bedroom dwellinghouse. This would result in the net loss of one residential unit, this net loss to convert the property into a single family dwelling would therefore remain in accordance with policy H3. The proposed 6 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be delivered.

No external alterations are proposed as part of the application and the proposal is therefore not considered to cause any harm to the character of the host property or the appearance of the surrounding conservation area. Similarly, the development would not result in any detrimental impact to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy nor would it harm pedestrian or vehicular safety in the area.

No objections were received following statutory consultation. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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

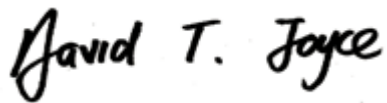
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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