

Application ref: 2016/7063/P
Contact: Obote Hope
Tel: 020 7974 2555
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

Vicky Thornton
design
2 Haven Mews
London
N1 1LQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**103 Camden Mews
London
NW1 9BU**

Proposal:

Erection of a single storey infill front and rear extension at ground floor level, erection of a rear dormer extension all associated with conversion of the existing residential dwelling into 1 x 2bed self-contained unit and 1 x 3 bed maisonette.

Drawing Nos: CM_07_001 P1, CM_07_100, CM_07_101 P5, CM_07_102 P2, CM_07_103 P2, CM_07_201 P2, CM_07_202 P3, CM_07_204 P2 and Design and Access Statement.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CM_07_001 P1, CM_07_100, CM_07_101 P5, CM_07_102 P2, CM_07_103 P2, CM_07_201 P2, CM_07_202 P3, CM_07_204 P2 and Design and Access Statement.

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

- 4 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2); evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development and policy H6 of the Camden Local Plan Submission Draft 2016.

- 5 Before the first occupation of the new dwelling, details of secure and covered cycle storage for 2 x cycle to the rear shall be submitted to and approved by the local planning authority in writing. The approved facility shall be provided in its entirety and be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development and policy T1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reason for granting planning permission:

The proposal is associated with the conversion of the 4Bed dwelling house into 2 x self-contained flats consisting of 1 x 2Bed self-contained flat at ground and 1 x 3Bed maisonette at first and second floor level. The proposed rear (north) infill extension would be built on the unutilised paving area measuring 2.6m high x 2.8m wide and 5.7m deep, and set back by 1.0m from the building line. A new window is

proposed to the rear and the existing French doors would be re-used to provide access to the rear garden. The existing 1.7m high boundary wall would be increased by 1m and the existing garage area overhang to the front would be enclosed for a bedroom with external bin store and internal storage space to the front elevation.

The rear infill extension would be limited to the private views from the neighbouring property no. 101 Camden mews which the host building form a pair. The majority of properties along the south elevation have been infilled, with the exception of 101 and 103 Camden Mews. The proposed rear extension would be subservient to the host building, the materials are sympathetic in design and appearance and the scale of the extension would not contribute to the loss of amenity space. As such, would accord with DP24, DP25 and CS14 of the LDF.

The existing 4Bed property would be converted into 2 x self-contained units consisting of 1 x 2Bed 4P flat at ground floor level and 1 X 3Bed 5P maisonette at first and second floor level. All rooms would be adequately sized and most bedrooms would be larger than 11.5sqm for double bedrooms in the DCLG space standards. M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition. The flats would be double aspect with good outlook, access to sunlight and daylight and natural ventilation due to the large windows.

The host building does not benefit from a traditional roof slope. The dormer extension was revised and would be 500mm from the ridge and 2.8m from the roof ridge and in this instance, would be acceptable.

The development would provide 4 cycle parking spaces in London Plan requirements. The proposal includes the provision of 2 Sheffield stands located in rear garden. However, the cycle stand would not be enclosed and would be secured by condition. The 2 x bikes vertically hung in the hallway to the front elevation and is considered acceptable. As required under Policy DP18, the development should be 'car-free' to ensure that no additional parking congestion occurs in the area. This new flat being created would be "car free" development and would be secured by way of a section 106 legal agreement.

The window of the neighbours property sits below the existing boundary wall of No.101 and whilst the garden wall would be increased by 1m the outlook from the windows would not be detrimental. It is not considered that the proposed infill rear extension would have a detrimental impact on residential amenities in regards to daylight/sunlight nor contribute to a sense of enclosure on account of its form and scale.

As such, the proposed development is in general accordance with policies CS5, CS6, CS11, CS13, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP6, DP18, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and with Policies A1, D1, D2, H1, H3, H7, T1 and T2 of the Camden Local Submission Draft 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 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.
- 5 It is anticipated that the Inspector's report on the Local Plan will be published on 15 May 2017 and it will conclude that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 6 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

