

Application ref: 2018/2063/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Priory Terrace
London
NW6 4DG

Proposal:
Change of use of 1 x 1 bed and 1 x 3 bed flat into a 1 x 4 bed single family dwellinghouse (retrospective)
Drawing Nos: 1730-01, 1730-P02, 1730-P03 and 1730-P04.

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 shall be carried out in accordance with the following approved plans:

1730-01, 1730-P02, 1730-P03 and 1730-P04.

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

Informative(s):

1 Reasons for granting permission.

Permission is sought for change of use of two existing flats to create a 4 bedroom dwellinghouse. It is noted that works have already been completed, this application is to regularise the works and permission is being sought retrospectively. This would result in the net loss of one residential unit. Planning permission was granted in 2010 for the conversion of the upper ground floor flat and maisonette into one 3 bed maisonette. Normally the Council would resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site. However this site is located within the Kilburn ward where it is acknowledged that there is a low proportion of large dwellings. The creation of a 4 bedroom dwelling is considered acceptable in this instance in line with policy H3. The proposed 4 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.

As the proposal would not include any external alterations, the development would not result in any design or conservation issues. The development would preserve the character and appearance of the Conservation Area. Similarly the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

No objections were received prior to making this decision. 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 and D2, 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 2018.

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).

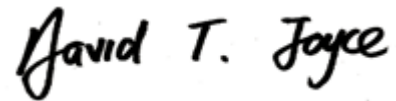
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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