

Application ref: 2017/3277/P  
Contact: Robert Lester  
Tel: 020 7974 2188  
Date: 17 August 2018

**Development Management**  
Regeneration and Planning  
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David Money Architects  
21 Claylands Place  
London  
SW8 1NL

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**16 Lisburne Road**  
**London**  
**NW3 2NR**

Proposal:

Change of use and conversion from single dwelling house into 2no. x 2-bed self contained flats; including erection of a single-storey full width rear and side return extension with small courtyard.

Drawing Nos: OS Location Plan, 3.03.01, 3.03.02, 3.03.03, 3.03.04, 3.04.01, 3.05.01, 3.06.01, 3.06.02, 3.12.01A, 3.12.02, 3.12.03A, 3.12.04, 3.13.01, 3.13.02, 3.14.01, 3.44.02

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 policies 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:

OS Location Plan, 3.03.01, 3.03.02, 3.03.03, 3.03.04, 3.04.01, 3.05.01, 3.06.01, 3.06.02, 3.12.01A, 3.12.02, 3.12.03A, 3.12.04, 3.13.01, 3.13.02, 3.14.01, 3.44.02

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

- 4 Prior to the commencement of development, details of a green roof for the extension hereby approved, including a section plan showing the roof and substrate build up, details of planting species and a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The development shall be implemented only in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:-

The development proposes the conversion of the existing dwelling into 2 x 2 bed flats together with a single storey rear and side infill extension.

The development would increase housing supply in the borough and would provide a good standard of accommodation with adequate internal living space for the two flats. The ground/first floor unit would be a 2 bed/4person unit with a floorspace of 81 sq. m (79 sq. m required) and the first/second floor unit would be a 2 bed/3 person unit with a useable floorspace of 71 sq. m (70 sq. m required). The proposed flats would have a good internal layout in other respects and adequate light and outlook would be provided. Details of floor/ceiling insulation between the ground and first floor flats has been submitted and is acceptable.

The proposed single storey rear and side infill extension would match the extension approved at this site ref: 2017/0517/P dated 10/05/2017. The extension would extend 3 m in depth from the end of the existing outrigger and would extend the full 5.2 m width of the site and would then wrap around the existing outrigger extending 3.3 m into the side-rear return elevation. The extension would measure 3 m in height with a flat roof apart from a small mono-pitched section to the side which would extend up to a height of 3.5 m.

This extension would be subordinate to the subject building and would be commensurate with the character of the rear extensions on this terrace. The design

and materials to be used would also match the appearance of the host building. An adequately sized rear garden would be retained. Details of a green roof for this extension would be required by planning condition.

The proposed extension was previously approved and is not considered to impact on the levels of daylight, sunlight or outlook or contribute to a sense of enclosure of neighbouring properties.

The existing resident of the site who has an existing car parking permit would occupy one of the proposed flats. Therefore, only one of the proposed flats would be secured as a car free unit. There is also space for adequate cycle parking on the site.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, C6, A1, D1, D2, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, The London Plan Housing SPG, the National Planning Policy Framework and the National Technical Housing Standards.

- 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 advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 5 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 6 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.

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 Joyce  
Director of Regeneration and Planning