

Application ref: 2018/2895/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 20 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 6 and Flat 7
Gainsborough House
Frognaal Rise
London
NW3 6PZ

Proposal:

Conversion of 2x flats (1x 2-bed & 1x3-bed) to form 1x flat (5 bed).

Drawing Nos: Cover Letter (prepared by DP9 Ltd, dated 20/06/2018); JMM_EX18_001; JMM_PP18_001 Existing Site Plan; JMM_PP18_001 Proposed Plan; Planning Statement (prepared by DP9, dated June 2017).

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 Cover Letter (prepared by DP9 Ltd, dated 20/06/2018); JMM_EX18_001; JMM_PP18_001 Existing Site Plan; JMM_PP18_001 Proposed Plan; Planning Statement (prepared by DP9, dated June 2017).

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 conversion of 2x existing flats to form a 5-bed flat. This would result in the net loss of one residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit, the proposal would not be contrary to Policy H3. Although policy HC1 of the Hampstead Neighbourhood Plan advises that conversions that result in the loss of small self-contained dwellings, such as the existing 2-bed flat, would not usually be supported, it is considered that the loss of one unit in a block of 30 units would not undermine the provision of small self-contained dwellings in the area. Furthermore, the changes to the internal layout would be limited and both existing kitchens would be retained, and so there is potential to sub-divide the proposed flat back into two flats in the future, subject to obtaining planning permission. As such, the proposed conversion is considered to be acceptable.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and it is therefore considered that a car-free development would not be required in this instance.

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 sunlight, daylight, outlook or privacy.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1, D2 and H3 of the Camden Local Plan 2017 and policies DH1, DH2 and HC1 of the Hampstead Neighbourhood Plan 2018. The proposed development

also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

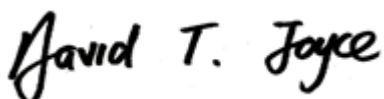
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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