

Application ref: 2018/2313/P  
Contact: Stuart Clapham  
Tel: 020 7974 3688  
Date: 18 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Building Design Consultancy UK Ltd  
42 Forestdale  
London  
N14 7DX  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 2nd Floor**  
**36 Mill Lane**  
**London**  
**NW6 1NR**

Proposal:

Erection of mansard roof extensions to existing 2nd floor flat and conversion into 2 x 1 bed flats (C3).

Drawing Nos: Existing: 16524/01 Rev. B (includes Site Location Plan). Proposed: 16524/02 Rev. E, 16524/03 Rev. B, 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 D1 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: Existing: 16524/01 Rev. B (includes Site Location Plan). Proposed: 16524/02 Rev. E, 16524/03 Rev. B, Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks permission for the erection of a mansard roof extension to the second floor flat and conversion of the resulting space into two one-bedroom flats. The mansard roof extension is identical to that approved under 2017/4390/P (allowed on appeal ref APP/X5210/W/17/3190809) and this application therefore only considers the acceptability of the subdivision of the resulting space into two self-contained 1 bed flats.

Both of the flats would meet nationally described space standards for a 1 bedroom, 1 person flat, and have a private entrance, logical layout, dual aspect and adequate outlook. Whilst 1 bedroom flats are identified as low priority in the Council's dwelling size priorities table, they are considered acceptable on balance in that the development would create an additional dwelling without harming the quality of accommodation of the existing 1-bedroom flat.

Potential transport impacts from the new development would be acceptable if mitigated by a Section 106 agreement for car-free development for the new third floor flat. The absence of secure cycle parking is considered acceptable considering the siting of the new dwellings on the second and third floor of an existing building with constrained access space.

No objections have been received prior to the determination of this application. The planning history of the site has been taken into account when making this decision.

As such, the proposed development is considered to be in accordance with policies H6, H1, D1, and T2 of the London Borough of Camden Local Plan 2017 and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

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- 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 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

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