



Application ref: 2018/2243/P
Contact: Samir Benmbarek
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Date: 12 October 2018

Development Management
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MG Building- Design
30 Ashridge Gardens
London
N13 4LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
49 Lupton Street
London
NW5 2HS

Proposal:

Conversion of existing 5x bedroom dwelling house to 1x 3 bedroom and 1x2 bedroom self-contained flats to include removal of rear conservatory and single storey lean-to structure and erection of rear extension

Drawing Nos: Unnumbered location plan (OS Extract).

71269: 1; 2; 3; 4; 5; Design and Access Statement dated May 2018.

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:

Unnumbered location plan (OS Extract).
71269: 1; 2; 3; 4; 5; Design and Access Statement dated May 2018.

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed conversion of the existing 5x bedroom dwelling house into a 1x 2bedroom ground floor flat and 1x 3 bedroom maisonette is considered acceptable in policy terms as it assists the Council to maximise the supply of additional homes in the borough and would not result in the loss of more than 2x dwellings. The proposed dwelling mix consists of high priority market housing and therefore complies with policy H7 of the Camden Local Plan.

The proposed ground floor flat and first floor maisonette would have a GIA of 65.00sqm and 95.26sqm respectively, which meets the London Plan guidance on space standards for dwellings. The proposed bedroom sizes also comply with this guidance. Overall, the converted dwellings are considered to have an acceptable layout with access to light, natural ventilation and outlook with the dwelling being dual aspect.

The site falls within the East Kentish Town Controlled Parking Zone (CPZ) and as per the requirements of policy T2 of the Camden Local Plan, this decision is subject to car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy T2 seeks to ensure car-free developments across the borough. 4x cycle spaces should be developed in accordance with policy T1 of the Camden Local Plan and CPG7 (Transport) expects, although this was not achieved in line with Council guidance due to the constraints of the application site. A cycle shed

has been proposed within the rear garden.

All new build or converted dwellings are required to achieve 110L per person, per day (including 5 litres for external water use) usage. This will be secured by condition.

The proposed single storey rear extension (that will replace the existing lean-to) would have a greater depth (by an additional 2.35m) and be marginally higher than the existing rear structures (by an additional 0.05m). However, the rear extension is considered as subordinate and secondary to the host building in its scale. The extension would be constructed of stock brick featuring timber framed double glazed windows and doors which is considered as appropriate in its detailed design.

A reasonable amount of rear garden space would remain as a result of the proposal as only a marginal amount of additional garden space would be used for the extension (4sqm) as some garden space would be relinquished where the existing side infill conservatory was located.

The proposed rear extension is less than 100sqm and in conjunction with a residential conversion where the existing is already in residential use. Therefore, an affordable housing contribution is not required in this instance.

The proposal is considered to cause negligible harm to the amenity of adjoining residential occupiers.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies H7, A1, D1, T1 and T2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal also accords with the London Plan 2016 and 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 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning