

Application ref: 2017/1447/P
Contact: Emily Whittredge
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Date: 23 October 2018

Development Management
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London Borough of Camden
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Mr David Garner
Flat 1 Shackleton House
Chalton Street
London
NW1 1RX

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 1 Shackleton House
Chalton Street
London
NW1 1RX**

Proposal:

Conversion of an existing 3 bedroom duplex flat into a 2 x bedroom flat and a studio flat together with glazed extension to roof terrace.

Drawing Nos: AS(0)001, AS(0)002, AS(0)003, AS(0)004, AL(0)01A, AL(0)02A, AL(0)03A, AL(0)04, OS Map

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: AS(0)001, AS(0)002, AS(0)003, AS(0)004, AL(0)01A, AL(0)02A, AL(0)03A, AL(0)04, OS Map

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

Informative(s):

1 Reasons for granting permission [Delegated]

The application site is Shackleton House which is a contemporary 5 storey infill development located on Chalton Street.

The development proposes the conversion of the existing 3 bedroom duplex flat located at 3rd and 4th floor levels into a 2 x bedroom flat at 3rd floor level and a studio flat at 4th floor level, together with a glazed extension to the roof terrace.

The development would provide additional housing supply in the area and would retain a 2 bed unit as a part of the housing mix. The 2 bed/2 person unit would have a floor area of 52 sq.m with 2 single bedrooms. Although a double bedroom (>11.5 sq.m) would not be provided in this unit and the floorspace would be below the National Standards, the unit would provide a good standard of accommodation and internal layout which would provide satisfactory living conditions for future occupiers. Importantly this unit would match the size and layout of the 2 bed units on the lower floors of this building. The studio unit would have a floor area of 43 sq.m which would exceed the National Standards with a satisfactory layout and external amenity terrace which would provide adequate living conditions for future occupiers.

The proposed extension to the 4th floor terrace would be a small addition measuring 1.8 m depth, 2 m width and 2.2 m in height. This extension would be set back from the front parapet and balustrading, would be sited in line with the chimney stack to the adjacent building and would be below the existing projecting louvered screen. It would also be sited on the north side of the terrace where it would provide a counter-balance to the asymmetrical timber cladding on the south side of the main elevation. Overall, this would be a modest extension which would be subordinate to the building, would not harm the design or character of the building or disrupt the roofscape of the street. It would be constructed from vertically louvered glass which would harmonise well with the contemporary design of this building.

The additional studio unit would be secured as a car free development by legal agreement. The constraints of the site mean that it is not possible to provide additional cycle parking; however the site is location close to transport links,

local shops and services and therefore the absence of dedicated cycle parking is acceptable in this case.

The relatively small scale of the development means that no construction management plan is considered necessary for this development. Construction works are only permitted to take place between 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturdays.

The development would not impact on the amenity of neighbouring residents.

The planning history of the site was taken into account when coming to this decision. No objections were received from local residents.

As such, the proposed development is in general accordance with policies H1, H6, A1, D1, T1 and T2 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

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Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning