

Application ref: 2018/3472/P
Contact: Thomas Sild
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Date: 5 December 2018

Development Management
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Mr Muhammad Umair
ARM Design & Build Ltd
6 Wellesley Place
Croydon
CR0 2AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
284 Kilburn High Road
London
NW6 2DB

Proposal: Change of use of 2nd and 3rd floor 2 bed residential unit (Use Class C3) from non-self contained to self contained flat (Retrospective).

Drawing Nos: Site location plan (001-284KHR), 003-284KHR, Council Tax valuation list dated 15/07/2018, Various Valuation Office letters

The Council has considered your application and decided to grant permission subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (001-284KHR), 003-284KHR

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

Informatives:

- 1 Reasons for granting permission.

This application seeks regularisation of the lawful use of the second and third floor maisonette as a self-contained dwelling following the installation of an internal door, separating the dwelling from the communal areas shared with the first floor flat below.

Council Tax Records indicate the second and third floor maisonette has been in use as a separate dwelling since 1993. Tenancy records dating to 2012 onwards have been provided, listing the constituent rooms and indicating that the dwelling was used as a single non-self contained dwelling, wholly occupied by an individual tenant and not as a shared dwelling. As such the dwelling would not be considered to have been in use as housing with shared facilities as protected by Local Plan policy H10 and there would be no loss of this housing type through this proposal.

The unit exceeds the minimum London Plan space standards, is dual aspect and is able to provide a good quality of living accommodation.

No external changes to the property are proposed, as such there would be no impact on the appearance of the building or surroundings nor the amenity of neighbouring occupants.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with Policies A1, D1, H6 and H10 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

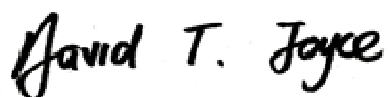
- 2 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of 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 paragraph 38 of the National Planning Policy Framework 2018.

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