

Application ref: 2018/5093/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 6 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Belsize Architects  
48 Parkhill Road  
London  
NW3 2YP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**22 Acol Road**  
**London**  
**NW6 3AG**

Proposal:

Conversion of ground and first floor flat to create 4-bed flat. Erection of single storey rear extension, insertion of window to west side elevation and entrance doors to east side elevation at ground floor and roof light to side roof slope.

Drawing Nos: 22AR\_S100, 22AR\_S101, 22AR\_S102, 22AR\_S103, 22AR\_S301, 22AR\_S202, 22AR\_S310, 22AR\_SP100A (Location Plan), 22AR\_P100A, 22AR\_P101A, 22AR\_P102A, 22AR\_P103A, 22AR\_P201A, 22AR\_P202A, 22AR\_P301A, 22AR\_P601A

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 and D2 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 [22AR\_S100, 22AR\_S101, 22AR\_S102, 22AR\_S103, 22AR\_S301, 22AR\_S202, 22AR\_S310, 22AR\_SP100A (Location Plan), 22AR\_P100A, 22AR\_P101A, 22AR\_P102A, 22AR\_P103A, 22AR\_P201A, 22AR\_P202A, 22AR\_P301A, 22AR\_P601A]

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 amalgamation of the ground floor 1-bed flat, with the first floor 3-bed flat and first floor bedroom of the 2 bed flat D, to create a 4 bedroom flat would accord with policy H3.

The second floor Flat D would have a floorspace of 126sqm, which complies with the London Plan space standards for a 1 bedroom flat. Given this, the loss of one habitable room is acceptable. The 4 bed flat created would have a floorspace of 242sqm which would exceed the London Plan space standard. The standard of accommodation is acceptable.

The proposed single storey rear extension is secondary in scale to the host building. The increased depth of the extension is acceptable given that the extension would be proportionate to the footprint of the building. The proposal would occupy a small proportion of the total garden space. The height of the extension would ensure that the extension is subordinate to the building. The extension would be contained by the existing boundary wall with no. 24 Acol road. The extension is set below the existing bay window and therefore preserves this key feature. The extension would be inset by a bricks width from the elevation to ensure the extension reads as a distinct volume.

The simple modern design of the extension is appropriate for the conservation area and the use of aluminium framed glazed sliding doors would provide a lightweight appearance.

The installation of a new timber framed window on the west elevation to match the dimensions of the adjacent window is acceptable. The use of security bars is acceptable given that this is present on the adjacent window and as it will not be visible in public views. The proposed rooflight to the east roof slope would not be visible from the street. The enlarged door and conversion of a window to a door on the east elevation is acceptable. These alterations will not negatively impact the appearance of this elevation and will not be visible from the street.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The extension would not have an overbearing impact on no. 24, as the extension is contained by the existing boundary wall. The extension is set a sufficient distance away from the boundary of no. 20, so as not to have a negative amenity impact.

It is not necessary to secure the new enlarged 4 bed unit as car free as the existing occupiers would occupy the proposed flat.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, 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 2018.

- 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

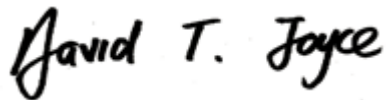
Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much 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.

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

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