



Application ref: 2018/0026/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

UK Planning Permission
UK Planning Permission
107-111 Fleet Street
London
EC4A2AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
23 Rona Road
London
NW3 2HY

Proposal:

Change of use of the property to form 2 x 2 bed duplexes and 1 x studio flat
Drawing Nos: Location Plan (unnumbered), 01, 02, 03 & 04 received 19/04/2018

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 shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), 01, 02, 03 & 04 received 19/04/2018.

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

- 2 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).

- 3 Notwithstanding the details of the plans hereby approved, five sheltered and secure cycle storage spaces shall be provided in their entirety prior to the first occupation of any of the units, and permanently retained and accessible thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the details hereby approved, prior to the first occupation of the development, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The rear outbuilding shall remain ancillary to the use of the proposed ground floor flat of the main property (23 Rona Road, NW3 2HY) and shall not be used as separate residential accommodation, business premises or similar non-ancillary use.

Reason: In order to protect the residential amenities of neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the change of use of the existing property to form 2 x 2 bed duplexes and 1 x studio unit (3 units in total). The authorised use of the property is for 5 non-self-contained residential units (Class C4) which included 4 bedsits and a ground floor flat. Works have been undertaken to the property after 2015 to convert the property to 1 x 1 bed, and 4 x studio units (5 units). There is no planning history relating to these works, and some of the existing units provide substandard accommodation. Aside from the installation of two Sheffield cycle stands in the rear courtyard area, no external alterations are proposed.

The original proposal included external alterations to the front of the property and a large single storey rear extension, as well as the subdivision of the property into 2 x 2 bed and 1 x 3 bed. This was considered inappropriate on design and amenity grounds as well as providing a substandard quality of accommodation. During the course of the application revised plans were submitted to remove the extension from the proposal and make internal alterations to the proposed units. The proposal would be for the change of use only and no external alterations would be included as part of the application.

The change of use from non-self-contained residential units (C4 use) to self-contained residential units (C3 use) falls within permitted development rights and does not require planning permission. The authorised flat and bedsits measure the following internal floor areas: Flat 1 (ground floor) 69.2 sq. m, bedsit 1 (first floor front part) 23.5 sq. m; bedsit 2 (first floor rear part) 20.5 sq. m; bedsit 3 (second floor) 22.4sq. m; bedsit 4 (roof space) 20.6 sq. m. The 4 bedsit units would not meet the space standards for studios which require a minimum of 37 sq. m. Whilst the proposed development would result in the net loss of two units, contrary to the aims of Policy H3 of Camden's Local Plan, it would enable substandard units to be enlarged to meet residential space standards (assessed further below), and would not result in the loss of residential floorspace. As such, the proposal is considered to be acceptable in accordance with Policy H3 (c).

A condition has been added restricting the use of the outbuilding to the ground and part first floor unit to be ancillary to the property. This is because the space would be inappropriate for residential accommodation, business or similar non-ancillary activity given the proximity to neighbouring residential amenities, especially given the intensification of the site.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 70sq. m for a 2 bed (3 bedspace) unit over two storeys, and 37sq. m for a studio unit (with shower room). The proposed units would have GIAs of 91sq. m, 74.5sq. m, and 39.4sq. m respectively. The bedrooms would similarly meet minimum standards of 11.5sq. m for double occupancy bedrooms and 7.5sq. m for single occupancy rooms; and more than 75% of the GIA of the units would have a minimum internal height of 2.3m. Each of the units would provide a satisfactory standard of accommodation in terms of access to daylight and sunlight, with each unit being dual aspect. The units would also have access to amenity space to the rear of the property and flat 3 would have access to the existing roof terrace. Given the above assessment, the proposal represents a good quality of accommodation.

As there are no external alterations proposed, the development would not impact on the character, appearance or historic interest of the property which is within the Mansfield Conservation Area.

- 2 The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the internal nature of the alterations, and continued residential use of the property, whilst the proposal may result in some intensification of the uses on the site, the proposal would not result in undue harm to neighbouring amenity in terms of additional noise generation.

Cycle storage has been provided within the rear curtilage of the property, however 4 spaces are shown where 5 are required (2 for 2 bed and above, 1

for 1 bed/studio units). Notwithstanding the plans hereby approved, details of the cycle storage shall be submitted to and approved in writing by the planning department prior to the occupation of the units in accordance with the attached condition.

The proposed units shall be 'car free developments' restricting parking permits of future occupiers through a S106 agreement. No Construction management Plan is required given the minor scale of the alterations.

Whilst waste storage has been indicated on the plans, details have not been provided. Similarly to the cycle storage, details of this shall be required prior to the occupation of the units hereby approved.

Two neighbour objections and an objection from the Mansfield Conservation Area Action Committee (CAAC) were received in response to the initial plans on the basis of the rear extension (design and impact on neighbours) and the loss of landscaping. The plans have since been amended to remove all external alterations. The CAAC has subsequently withdrawn its objection. No re-consultation was required as the material impacts of the scheme have been reduced, however the plans are publically available to view online.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies H1, H3, C5, A1, D1, D2 and T2 of the London Borough of Camden Local Plan 2017, The London Plan (2016), Technical Housing Standards - Nationally Described Space Standard (2015), and the National Planning Policy Framework (2012).

- 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 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the

site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

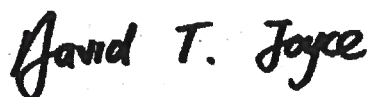
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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.
- 8 You are reminded that the property will require a HMO licence. For further information please contact Judith Harris (Principle Environmental Officer) on 020 7974 5047, or Judith.Harris@camden.gov.uk.
- 9 Enforcement action shall be taken if within three months of the date of this permission the proposed works have not been substantially completed in accordance with the approved plans. This is to prevent the current unauthorised use of the property as sub-standard self-contained flats, in accordance with policies D1 and A1 of the London Borough of Camden Local Plan 2017.

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

