

Application ref: 2018/4543/P
Contact: Charlotte Meynell
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Date: 20 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Vivendi Architects LTD
Unit E3U
Ringway Bounds Green Industrial Estate
London
N11 2UD

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 A
81 Haverstock Hill
London
NW3 4SL

Proposal:

Conversion of 1 x 3-bed maisonette into 1 x 2-bed flat at first floor level and 1 x 2-bed flat at second floor level; replacement of first and second floor front, side and rear windows and door with double glazed timber framed replacements; installation of replacement balustrade to second floor roof terrace.

Drawing Nos: 1628-PH2-E01-00 Rev. P1; 1628-PH2-E02-00 Rev. P2; 1628-PH2-E03-00 Rev. P1; 1628-PH2-E03-01 Rev. P1; 1628-PH2-E04-00 Rev. P1; 1628-PH2-P02-00 Rev. P2; 1628-PH2-P03-00 Rev. P1; 1628-PH2-P03-01 Rev. P1; 1628-PH2-P04-00 Rev. P2; Design and Access Statement & Conservation Area Assessment Rev. A (prepared by Vivendi Architects Ltd, dated 07/11/2018); Sustainability Statement (prepared by Therm Energy Ltd, dated September 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 policies 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 1628-PH2-E01-00 Rev. P1; 1628-PH2-E02-00 Rev. P2; 1628-PH2-E03-00 Rev. P1; 1628-PH2-E03-01 Rev. P1; 1628-PH2-E04-00 Rev. P1; 1628-PH2-P02-00 Rev. P2; 1628-PH2-P03-00 Rev. P1; 1628-PH2-P03-01 Rev. P1; 1628-PH2-P04-00 Rev. P2; Design and Access Statement & Conservation Area Assessment Rev. A (prepared by Vivendi Architects Ltd, dated 07/11/2018); Sustainability Statement (prepared by Therm Energy Ltd, dated September 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.

- 5 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The loss of the existing 3-bed flat is considered acceptable as Policy H1 aims to maximise Camden's capacity for housing and the proposal would result in the net increase of 1 unit. Furthermore, the development would provide 2 x 2 bed units for market housing, which Policy H7 identifies as high priority. The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

The development would provide a good standard of accommodation with adequate internal living space for the two flats. The flat at first floor level would be a 2 bed/4person unit with a floorspace of 77sqm (70sqm required) and the flat at second floor level would be a 2 bed/3 person unit with a floorspace of 63.5sqm (61sqm required). The proposed flats would have a good internal layout in other respects and both flats would be triple aspect, which would ensure that they receive a sufficient amount of daylight and natural ventilation, and suitable outlook. The second floor flat would also benefit from private outdoor amenity space in the form of a rear roof terrace.

The site has a PTAL rating of 4 (good). Both new residential units will be required to be car-free and no parking permits will be allowed for future residents of the units, in order to comply with policy T2. This will be secured by a s106 legal agreement. The proposal requires the provision of 4 x cycle parking spaces (2 for each dwelling). A vertical cycle stand is proposed to be located behind the internal communal staircase at ground floor level and 2 x Sheffield cycle stands are proposed to be located on the second floor roof terrace. Whilst the proposed cycle parking does not comply with CPG7 guidance, the Council's Transport Officer has reviewed the proposals and considers that they are a reasonable compromise given the constraints of the site, and no further details regarding cycle parking are required to be submitted.

The only external alterations proposed are the replacement of all front, rear and side windows and doors at first and second floor level with like for like double glazed timber framed replacements, and the installation of a replacement 1.1m high black painted metal balustrade to the eastern side of the existing first floor roof terrace. The balustrade would match an existing balustrade to the second floor roof terrace of the neighbouring property No. 79 Haverstock Hill and would not be visible from the public realm. As such, the proposed development would not have any adverse impact on the appearance of the building or the Eton Conservation Area, and would have no impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H1, H6, H7, C6, A1, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development 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 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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.
- 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 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 T. Joyce

David Joyce
Director of Regeneration and Planning