

Application ref: 2018/2221/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 22 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Residential Building Solutions LTD  
21 Clifton Avenue  
Stanmore  
HA7 2HR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**21 Canfield Place**  
**London**  
**NW6 3BT**

**Proposal:**

Conversion of single family dwelling into one studio flat and one 2 bed duplex flat.  
Drawing Nos: 21CP/P200 REVC and Planning Statement commission by Residential Building Solutions no date.

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: 21CP/P200 REVC and Planning Statement commission by Residential Building Solutions no date.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the conversion of the existing garage and the subdivision of the 3-bed dwelling house to form 1 x studio at ground floor level and 1 x 2 bed flats.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 39sq. m for a 1bed (1bed space) unit, and 79sqm for a two-storey 2 bed (2 bed space) unit. The proposed units would have GIAs of approximately 59.4 and 95.6 sq. m (including first floor terrace) respectively. The proposed studio and 2bed self-contained flats would also all exceed the minimum space standard of 11.5sqm for double occupancy bedrooms 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 an acceptable quality of accommodation in terms of access to daylight and sunlight, with the proposed 2Bed unit would be dual aspect. Given the above assessment, the proposal represents a good quality of accommodation.

The proposal has been revised to retain the existing garage doors with fanlights above and the proposed ground floor window would be retained following officers comment. Therefore, the alterations proposed to the fenestration treatment would not impact on the character, appearance of the host building and wider area.

Given the internal nature of the alterations and continued residential use of the subdivided property the conversion would result in some intensification of the site and the proposal would not result in undue harm to the amenity of the neighbouring properties.

Due to the constraints of the site there are no opportunities for on-site communal cycle storage. However, the large size of the units would allow for internal cycle storage, which is considered to be acceptable in this context.

The applicant confirmed that he is currently living at the property and will remain in the upstairs flat once the works of conversion are completed. As such, the proposed studio would be 'car free development' restricting parking permit for future occupiers through a S106 agreement.

The waste storage arrangements are considered to be acceptable and would maintain the existing arrangement, with adequate storage space to the front of the property.

No comments were received following public consultation on the scheme. 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 A1, D1, H1, T1 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 (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 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.
- 5 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.

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