

Application ref: 2018/6299/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 5 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Paulo Espirito Santo Architects  
87 Hanover Road  
Kensal Rise  
London  
NW10 3DL  
ENGLAND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B and C**  
**28 Chalcot Road**  
**London**  
**NW1 8LN**

Proposal: Change of use of 2 x 2 bedroom flats into a 1 x 4 bed single family dwellinghouse.

Drawing Nos: CR - 001; CR - 100; CR - 101 and CR - 102.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

CR - 001; CR - 100; CR - 101 and CR - 102.

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

Informative(s):

1 Reasons for granting permission:

The proposal consists of the conversion of two existing flats to form a 4 bedroom dwellinghouse, resulting in the net loss of one residential unit. Although policy H3 seeks to protect existing housing, and states that the Council would not support the loss of two or more dwellings, the proposals are considered acceptable in this instance as they would result in the loss of just one unit and would provide a larger single family dwelling. The proposed 4 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be provided.

As the permission would not include any external alterations, the development would not result in any design or conservation issues. The development would preserve the character and appearance of the Conservation Area. Similarly the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

No objections were received prior to making this decision. The Primrose Hill CAAC made a comment that the development should not result in a cumulative and greater loss of units in this property. The proposal will only result in the loss of one unit cumulatively and is policy compliant. 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 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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

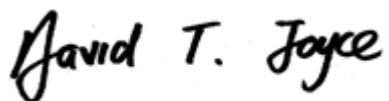
Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden 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.

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