

Application ref: 2018/5233/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 26 February 2019

Development Management
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Five Development Consultancy LLP
43 Athenaeum Road
Whetstone
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N20 9AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**105 Queen's Crescent
London
NW5 4EY**

Proposal:

Conversion from 2no. self-contained flats into single family dwellinghouse, including demolition and rebuild of the existing rear two-storey extension, to include terrace at second floor level and new steps into the rear garden, replacement of windows at roof level.

Drawing Nos: 113.101PL; 113.102PL; 113.103PL; 113.104PL; 113.201PLA;
113.202PL; 113.203PLB; 113.204PLB; Owner Confirmation of residence dated
14/02/2019; Bricks specifications - PTERSEN D91; D96; D71.

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 to those of the existing building, as specified in the current submission by the proposed bricks blend specifications - PTERSEN D91; D96; D71.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 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:

113.101PL; 113.102PL; 113.103PL; 113.104PL; 113.201PLA; 113.202PL; 113.203PLB; 113.204PLB; Owner Confirmation of residence dated 14/02/2019; Bricks specifications - PTERSEN D91; D96; D71.

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

Informative(s):

- 1 Reasons for granting permission:

The application building has been previously converted into two flats under application ref no TP/227/30535 dated 07/01/1965. The proposal would convert the building back to a single family dwelling, resulting in loss of one residential unit. Under Local Plan Policy H3, the Council would accept development that involves loss of one unit, as it would create a larger home. As such, the proposed conversion into a single family dwelling would be considered acceptable in this instance.

The proposed three-storey extension, including lower ground floor, would approximately extend along the same footprint as the existing one. The proposal would also demolish the existing single storey structure attached to the rear. The proposed extension would retain a similar height as existing structure and also retain the existing terrace at the second floor level by replacing the existing railings with thin modern ones of 1.1m high. The extension would have a contemporary appearance and would be made of blend of bricks which picks upon the host building and terrace row character and appearance. This materials of the proposed extension would be secured by condition.

The proposal would include the creation of steps into the rear garden from the lower ground floor level by removing a small part of the soil adjacent to the extension, projecting further into the garden by 1.3m, with the remaining depth of the rear garden of over 7m. These alterations would be acceptable in design terms.

Alterations are proposed to replace the mansard windows with new frames and windows, which is considered to preserve the appearance of the host building and streetscene. Also, the proposal includes upgrading timber sash windows for the whole building, by preserving their style and appearance which is

acceptable in this instance.

In terms of impact on the amenity of adjoining occupiers, as the proposed extension would retain the footprint of the existing structure and its height, it is therefore considered that this would not cause any additional harm to the amenity of the adjacent neighbouring occupiers at no. 107 in terms of loss of light. The other alterations proposed would not impact neighbouring amenity.

In terms of transport, the current occupier has confirmed that he currently occupies the building and will be returning and live at this address, which would remove the need to secure car free development for the proposed conversion, as required by policy T2.

One objection was received prior making this decision of which the concerns have been duly addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, H3 and T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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