

Application ref: 2018/4887/P
Contact: Kate Henry
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Date: 19 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Carter Jonas LLP
One Station Square
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CB1 2GA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**112 & 112A Malden Road
London
NW5 4BY**

Proposal:

Alterations to openings, including creation of new opening at front of basement to provide additional access to covered courtyard and vault stores, alterations to openings on former shopfront, alterations to fenestration at rear; changes to internal configuration of building, including creation of shared entrance hall at ground floor level and change from 1-bed flat at basement and ground floor and 3 bed flat at 1st, 2nd and 3rd floor levels, to 2-bed flat at basement, ground and first floor levels and 2-bed flat at 2nd and 3rd floor levels (retrospective)

Drawing Nos: 18082-01; 18082-02A; 18082-03A; S.16075-010 Rev C5

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: 18082-01; 18082-02A; 18082-03A; S.16075-010 Rev C5.

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks retrospective permission to make internal and external alterations to the building in association with a change in the layout and size of the 2 residential units therein.

Externally, the proposed alterations to the openings are considered to be acceptable. The new windows at the upper levels on the front elevation match those on the neighbouring building to the south, which is considered to be acceptable. At the rear, the revised window layout is considered to be in keeping with and appropriate to the style of the host building.

At ground level, the revisions to the front elevation are considered to be acceptable, on balance. Whilst the full height windows with stall riser below and the central entrance door (all associated with the former use as a shop) would be lost, a fascia would be retained above the new wide window and it is considered that sufficient sense of the former shopfront would be retained, whilst allowing the new residential use to occur.

Internally, the proposed alterations allow for the lower of the 2 flats to be made larger (whereas previously it covered the basement and ground floor, it would now include the first floor) and the upper flat to be made smaller (whereas previously it covered the 1st, 2nd and 3rd floors, it would now only cover the 2nd and 3rd floors). The lower of the 2 flats would change from a 1 bed unit to a 2 bed unit and the upper flat would change from a 3 bed unit to a 2 bed unit. The proposed changes are considered to be acceptable on the basis that there would be no loss of residential units and no overall loss of bedrooms and both 2 and 3 bed units have high priority in the Council's Dwelling Size Priorities Table (Policy H7), whereas 1 bed units have lower priority. Furthermore, the resultant units both comply with the Government's technical housing standards in terms of size and each flat would provide a good standard of residential amenity for future occupiers in terms of layout, room size, outlook, access to natural light etc.

The application does not involve an increase in the number of residential units and therefore it is not necessary to require cycle parking or to secure car-free development. Nonetheless, as noted at the time of a previous application (2015/6803/P), the constraints of the site do not easily allow for cycle parking.

The proposed skylight in front of the building is considered to be acceptable on the basis that it provides an extra means of escape from the basement and ventilation for the gas meters. Furthermore, it is not considered that the proposed skylight would deter pedestrians from walking on it, causing harm to the use of the footway.

It is not considered that the proposed changes would cause undue harm to the visual and residential amenities of nearby and neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies H3, H7, A1, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer