

Application ref: 2017/2129/P
Contact: Thomas Sild
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Date: 21 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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www.camden.gov.uk/planning

Mr Asaf Aboutbaul
250, West End Lane
LONDON
NW6 1LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
250 West End Lane
LONDON
NW6 1LG

Proposal:
Conversion from 3 x 1 bed self contained units and 2 x shared facility bedrooms to 1 x 3 bedroom self-contained residential unit at 1st and 2nd floor levels.

Drawing Nos: Site location plan (unnumbered), WEL250-001 Rev 02, WEL250-006 Rev 02, MB-SURV-WEL-FF-001, WEL250-004 Rev 02

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 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: Site location plan, WEL250-006 Rev 02, MB-SURV-WEL-FF-001, WEL250-004 Rev 02

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The current application seeks to revert the upper floors of the property back to its previous historic use as a single 3 bedroom maisonette. This would be done by changing the existing internal layout of the building which comprises, 1 self-contained studio unit and 2 shared facilities rooms (rooms with a shared bathroom) at first floor level and 2 self contained studio units at second floor level. As such, there would be a net loss of 2 self-contained units on this site, along with 2 shared facilities rooms.

Under Local Plan Policy H3 the Council seeks to resist development that would involve the net loss of two or more homes, unless they enable sub-standard units to be enlarged to meet residential space standards. Policy H3 indicates that such losses may be acceptable where the existing dwellings are 20% or more below residential space standards, provided the loss of dwellings is no greater than needed to meet the standards. The floorspace areas of the 3 x self-contained units at the site fall significantly below the minimum 37sqm space standards for a 1 bedroom 1 person dwelling and as such do not provide an acceptable standard of accommodation. Further to this, the layout of the first and second floors would preclude the use of the first and second floors as separate units.

Local Plan Policy H10 indicates that the Council seeks to resist the loss of shared facility accommodation in the borough due to its function as low cost housing. However in this instance, where the lawful use of the shared accommodation cannot be established, it is considered that the proposal to provide a large 3 bed unit, which would itself have the ability to be shared accommodation, can be supported.

The conversion to a large, 3 bedroom 6 person unit would deliver a high priority unit to the local housing mix. Local Plan policy H7 seeks to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The Council seeks to ensure that all housing development, including conversion of existing homes contributes to meeting the priorities set out in the Dwelling Size Priorities Table. 3 bedroom market units are identified as being of high priority within the borough.

On balance, taking into account the planning history and site specific circumstances, lawful use of the premises as a 3 bedroom self-contained unit is acceptable.

No external works are proposed as part of this application and as such there would be no impact on neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1, H3 and H10 of the Camden Local Plan 2017, and accords with the policies of the London Plan 2016 and 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 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.
- 5 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)

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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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer