

Application ref: 2018/3266/P
Contact: Charlotte Meynell
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Date: 26 March 2019

Development Management
Regeneration and Planning
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Tasou Associates Limited
4 Amwell Street
London
EC1R 1UQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**9 Woodchurch Road
London
NW6 3PL**

Proposal:

Conversion of 1 x studio flat (9A Woodchurch Road) and 1 x bedsit (Flat 1, 9 Woodchurch Road) into 1 x 1 bed flat at ground floor level including erection of rear extension and raised patio and alterations to side fenestration.

Drawing Nos: EX01 Rev. C; EX02; EX03 Rev. A; EX04; EX05; EX06; EX07; OS.01; PP.01 Rev. E; PP.02 Rev. B; PP.03 Rev. D; PP.04; PP.05 Rev. B; PP.06 Rev. A; PP.07 Rev. A; Design and Access Statement Rev. A (prepared by Tasou Associates, received 31/08/2018).

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 policies 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 EX01 Rev. C; EX02; EX03 Rev. A; EX04; EX05; EX06; EX07; OS.01; PP.01 Rev. E; PP.02 Rev. B; PP.03 Rev. D; PP.04; PP.05 Rev. B; PP.06 Rev. A; PP.07 Rev. A; Design and Access Statement Rev. A (prepared by Tasou Associates, received 31/08/2018).

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

- 4 Prior to occupation, 2 secure and covered cycle spaces shall be provided, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 No works shall be undertaken to the existing communal ground floor shower until the new relocated communal shower, as shown on the approved plans, has been installed and is fully operational.

Reason: To secure appropriate continued access for disabled people, older people and others with mobility constraints in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of 1 x studio flat (28sqm) and 1 x bedsit (27sqm) to form a 1-bed self-contained flat (63sqm including rear extension of 11sqm and an additional 11sqm of private amenity space) would improve the living accommodation at this property. The existing accommodation provided by the bedsit and studio flat does not meeting housing standards and as such, the loss of the bedsit is justified in accordance with policy H10. Planning permission was also previously granted for the conversion of the bedsit and studio flat into a single flat with the erection of a single storey rear extension on 08/06/2015 in application ref. 2015/2119/P. The revised proposals would retain a communal shower at ground floor level for use by the 2 x remaining ground floor bedsits, which is considered acceptable. To ensure that a communal shower at ground floor level is accessible at all times, a condition will be added to ensure that the new communal shower is installed and operational prior to the removal of the existing communal shower.

The new residential unit will be required to be car-free and no parking permits

will be allowed for future residents of the unit, in order to comply with policy T2. This will be secured by a s106 legal agreement. 2 x cycle parking spaces are required to be provided for the new dwelling. Whilst no spaces are proposed, there would be space within the site for these to be provided, therefore a compliance condition will be added to ensure their provision prior to occupation of the unit.

The proposed single storey rear extension would replace an existing single storey rear extension of the same depth and would have a height of 4.0m to the top of the flat roof, 0.1m higher than the existing. The extension would be constructed in brick to match the host building, but would have a contemporary appearance with powder-coated aluminium sliding doors to the rear. The extension would not be visible from the public realm and would still allow for the retention of a large rear garden. Although the extension would add some bulk to the rear elevation in terms of increasing the width of the existing rear projection, it is considered that the extension would remain subordinate to the host building in terms of design, form and scale. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the South Hampstead Conservation Area.

It is not considered that the proposed extension would have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy, as the proposed extension would be set away at least 4m from the side boundary walls. Following negotiation, the proposed rooflights to be inserted into the flat roof of the extension have been repositioned so that they would be set at least 1m away from the main rear building line and the first floor windows above. This is considered acceptable to ensure that the proposal would not result in light pollution through light spillage to the occupiers of the first floor flat above.

One objection was received prior to making this decision, and the supporting consultation summary addresses these comments. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1, D2, H3 and H10 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 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer