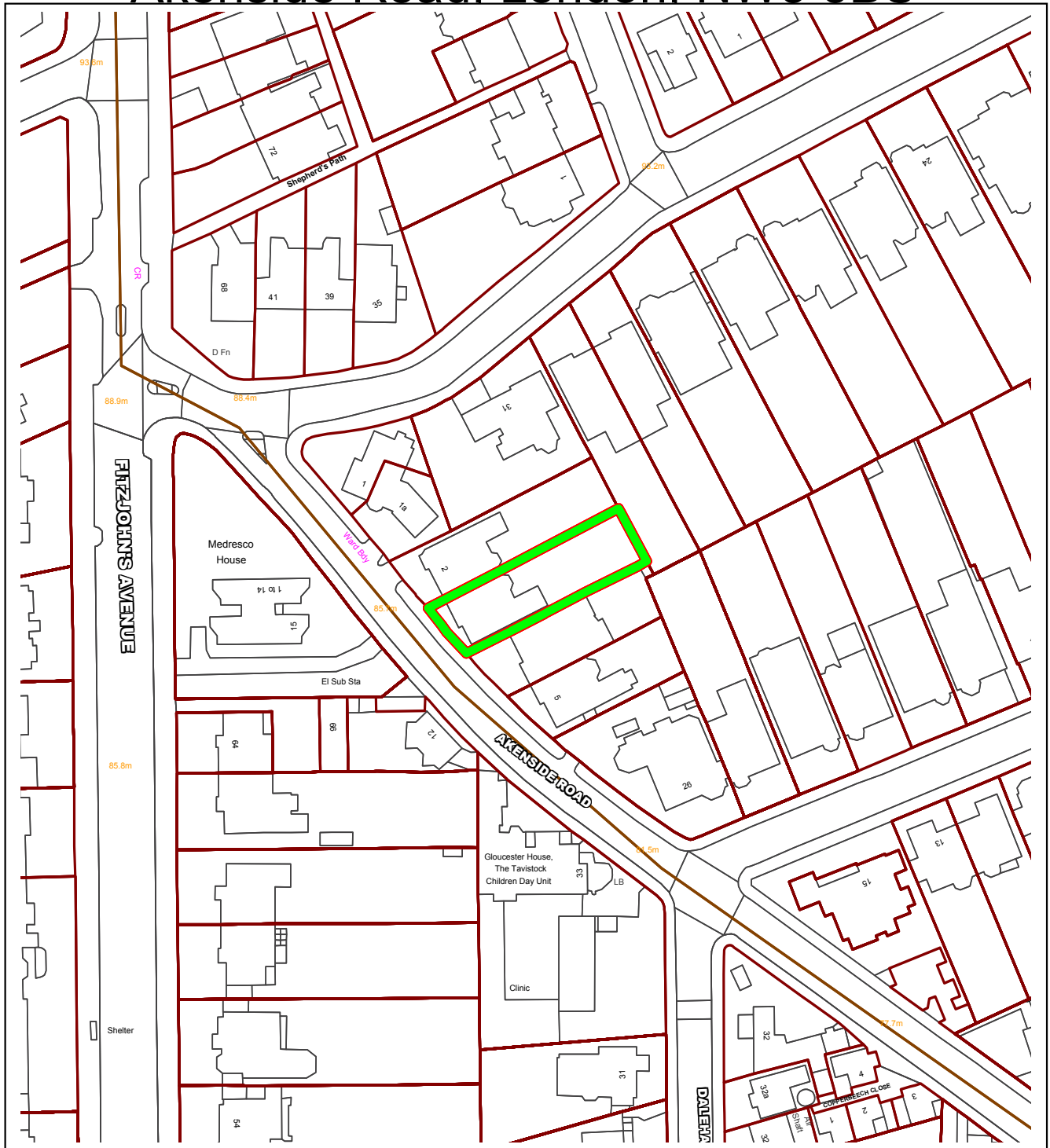


2019/0323/P – Flats 1, 2 & 3, 3 Akenside Road. London. NW3 5BS



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Photo 1 (above): Front and side elevations of No. 3 Akenside Road



Photo 2 (above): Side elevation of No. 3 Akenside Road



Photo 3 (above): Rear elevation of No. 3 Akenside Road



Photo 4 (above): Rear elevations of Nos. 3 and 2 Akenside Road



Photo 5 (above): Rear and side elevation of No. 4 Akenside Road



Photo 6 (above): View of rear garden at No. 3 Akenside Road



Photo 7 (above): Existing single storey side extension at No. 2 Akenside Road



Photo 8 (above): View from existing first floor rear roof terrace looking towards No. 2 Akenside Road



Photo 9 (above): View from existing first floor rear roof terrace looking back to rear first floor windows of Nos. 3 and 2 Akenside Road

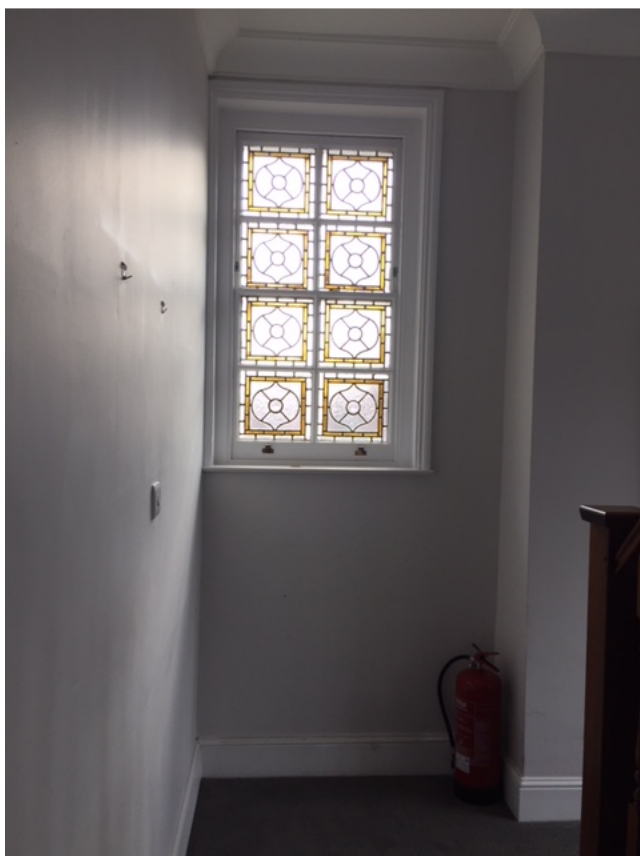


Photo 10: Existing first floor side stained glass window to be retained



Photo 11 (above): Existing front bin store enclosure

vDelegated Report (Members Briefing)		Analysis sheet		Expiry Date:	14/03/2019
		N/A / attached		Consultation Expiry Date:	24/03/2019
Officer			Application Number(s)		
Charlotte Meynell			2019/0323/P		
Application Address			Drawing Numbers		
Flats 1, 2 & 3 3 Akenside Road London NW3 5BS			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of 2 x 3-bed flats to form 1 x 4-bed maisonette at ground and first floor levels; erection of single storey rear extension with roof terrace enclosed by balustrades; installation of 2 x new side windows at ground and first floor levels and 1 x new side door to form separate access to Flat 3; erection of new front bin store.					
Recommendation(s):		Grant Conditional Planning Permission subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<u>A site notice was displayed on 27/02/2019 and expired on 23/03/2019.</u> <u>A press notice was advertised on 28/02/2019 and expired on 24/03/2019.</u>			
	<p>In response to the proposal, objections were received from 2 Akenside Road.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none">• Loss of neighbouring amenity<ul style="list-style-type: none">- “The proposed roof terrace would lead to significantly adverse impacts in terms of overlooking of the garden area, back into the first floor rear windows of No. 2 and down into the ground floor living room through the rooflights. Such overlooking and so loss of privacy would be clearly contrary to Policy A1 of the Local Plan and paragraphs 4.11 and 4.12 of the Camden Planning guidance (extensions and alterations to residential properties), which state very clearly that proposals leading to a reduction in the residential amenity of neighbouring properties will be refused.- By extending the terrace forward much further even than the 2017 permission, as now proposed, this would create a large external first floor area where users could readily sit out and / or entertain. It would be easily large enough to accommodate a table and chairs. I assume by continuing to request the terrace depth be increased from 2017 this may well be an intention of the owners. The result would be a very significant reduction in the levels of privacy currently enjoyed and also a very real perception of overlooking in the garden which would reduce the amenity of our property beyond what is reasonable and expected between residential properties of this nature.- It's our submission that if a terrace is to be again permitted at first floor level it should not be of any greater scale nor should it be any closer to the shared boundary or roof edge than that which was approved in 2017. Even if a terrace similar to that approved in 2017 were again to be granted it is considered that the opportunity should be taken to seek to mitigate the harm by erecting a screen to the terraces outer and front edge. This screen, set at least 1 metre in from the shared boundary would provide some limited assistance in mitigating the overlooking. I note that some form of planting, although exactly what is unclear to me, is proposed on the roof terrace along			

	<p>the boundary of No. 2. We would request that we are consulted on any screening used on the terrace which will affect the view and light out of the second floor bedroom windows and depending on how it's done and how high it is may still allow users of the roof terrace to look back into our windows and down into the ground floor living room through our roof lights. In this regard it is noted that Camden Planning Guidance (1) at paragraph 5.24 states quite clearly that the use of screens may be used to “<i>prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook</i>”. As set out in the guidance the design and scale of any screen would of course need careful considerations so that by mitigating overlooking it would not then result in inappropriate bulk close to the boundary which itself may be objectionable resulting in an overbearing impact.”</p> <p><i>(Officer response: overlooking into neighbouring rear gardens is not a material planning consideration; no proposed screening is proposed to be erected to the side boundary of the proposed roof terrace; please refer to paragraphs 1.2 and 5.4-5.5 of the report).</i></p> <ul style="list-style-type: none"> • Design <ul style="list-style-type: none"> - “The proposal to replace all of the existing first floor windows within the rear elevation with four new sets of double doors accessing the proposed terrace will disrupt the proportions of the rear façade and unbalance the symmetry of the rear elevation when viewed with No. 2. The symmetry of the rear elevation was considered extremely important by officers when proposals for alterations to the rear of the property at No. 2 were considered in 2016. This resulted in proposals at No. 2 being amended to ensure that the symmetry was retained.” <p><i>(Officer response: the proposals have been amended to propose one set of doors only; please refer to paragraphs 1.2 and 4.1-4.9 of the report);</i></p>
Heath and Hampstead Society comments:	<p>In response to the original proposal, the Heath and Hampstead Society objected on the following grounds:</p> <ul style="list-style-type: none"> • The loss of small residential units is regretted. <i>(Officer response: please refer to paragraph 3.1 of the report).</i> • Our objection is based on the large terrace at 1st floor level over the new rear extension. Such large terraces can accommodate a large number of people generating noise pollution to adjacent gardens and serious overlooking. <i>(Officer response: please refer to paragraphs 5.4 and 5.5 of the report).</i>

Site Description

No. 3 Akenside Road is a three storey, semi-detached building on the north-eastern side of Akenside Road. The host building has been divided into three flats – Flat 1 at ground floor level with current sole use of the rear garden; Flat 2 at first floor level with an existing rear roof terrace; and Flat 3 at second floor level with no outdoor amenity space.

The property is not listed but is located within the Fitzjohns Netherhall Conservation Area and is identified in the Fitzjohns Netherhall Conservation Area Statement as making a positive contribution to its character and appearance.

Relevant History

Flats 1 & 2, 3 Akenside Road

2017/4652/P – Erection of single storey rear extension to ground floor flat with green roof and roof terrace enclosed by balustrades above for use by first floor flat; installation of 1 x new ground floor side window. **Planning permission granted 10/11/2017**

2017/4653/P – Erection of single storey rear outbuilding in rear garden for use ancillary to ground floor flat. **Planning permission granted 07/11/2017**

3 Akenside Road

2015/1207/P – Erection of a single storey rear extension. **Planning permission granted 22/06/2016**

2014/1925/P – Erection of a single storey rear extension. **Planning permission granted 02/06/2014**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft London Plan (2017)

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

H3 Protecting existing homes

T2 Parking and car-free development

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Amenity (2018)

CPG Design (2019)

CPG Developer contributions (2019)

CPG Interim Housing (2019)

CPG Transport (2019)

Fitzjohns Netherhall Conservation Area Statement (2001)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Conversion of 2 x 3-bed flats to form 1 x 4-bed maisonette at ground and first floor levels.
- Erection of a single storey rear extension measuring 11.2m in width (full width), and stepped with a depth of 4.5m along the boundary with No. 2 Akenside Road, with a projecting wing extending to a depth of 6.6m at a distance of 6.4m away from this boundary. The projecting wing would have a height of 3.9m to the eaves rising to a height of 4.3m to the top of the pitched roof, and the main body of the extension would have a flat roof with a height of 4.2m to

the top of the front and side parapets.

- The extension would include 2 x walk-on rooflights to the flat roof above and a new ground floor side window would be inserted into the south-east elevation. Part of the flat roof above the extension would be utilised as a roof terrace, enclosed with black metal painted balustrades.
- Installation of 1 x enlarged side window at first floor level.
- Installation of new side entrance door to form separate access to Flat 3.
- Erection of new timber clad front bin store measuring 3.1m in width, 0.8m in depth and 1.6m in height.

Revisions

1.2 The following revisions were made throughout the course of the application:

- Reduction in size of proposed first floor roof terrace to set it further away from boundary with No. 2 Akenside Road to prevent overlooking into neighbouring habitable rooms.
- Retention of existing first floor rear windows in place of previously proposed new doors, with proposed access door to first floor rear roof terrace switched from existing centre opening to adjacent opening to south-east.
- Alterations to design of proposed new side entrance door.
- Reduction in size of proposed first floor replacement side window to retain existing first floor side stained glass window.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Principle of land use;
- Design (the impact that the proposal has on the character of the host property as well as that of the wider Fitzjohns Netherhall Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers and future occupiers);
- Transport and planning obligations (the impact of the proposal upon local transport and highways and planning obligations);
- Trees (the impact of the proposal on trees within and adjoining the application site).

3.0 Principle of land use

3.1 The proposal consists of the conversion of 2 x existing flats to form a 4-bed maisonette at ground and first floor levels. This would result in the net loss of 1 x 3-bed residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit, the proposal would not be contrary to Policy H3 and is considered acceptable.

4.0 Design

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 4.2 Planning permission for the erection of a single storey rear extension with the same dimensions and detailed design as the current proposal was previously granted under application ref. 2017/4652/P on 10/11/2017 (see 'Planning history' section above). This permission has not yet been implemented but remains extant.
- 4.3 The proposed extension would be of the same height, depth and of a similar overall style as the existing single storey rear extension to the adjacent building No. 2 Akenside Road, which forms a semi-detached pair with No. 3. The extension would not be visible from the public realm, and would remain subordinate to the host building in terms of form and scale, and would allow for the retention of a generously sized garden. Overall, the proposed rear extension is considered to be appropriately scaled, sympathetically designed and would help reunite the pair of semi-detached properties, and preserve the character and appearance of the Fitzjohns Netherhall Conservation Area.
- 4.4 The proposed first floor rear roof terrace would have an increased depth and reduced width from both the existing roof terrace and the roof terrace approved in application ref. 2017/4652/P. It would be enclosed with black painted metal balustrades to match the existing, which is considered appropriate in design terms. The proposal also includes swapping the first floor access door to the roof terrace from the existing centre opening to the adjacent opening to the south-east, so that the proposed roof terrace can be accessed from the proposed master bedroom rather than the dressing room. The proposed doors would be French double doors in the same style as the existing first floor doors, and the proposed window would be a timber sash window to match the existing first floor windows. Although this alteration would slightly alter the symmetry of the rear of the host building, the Council's Conservation Officer is satisfied that it would not harm the character and appearance of the building and the wider conservation area, as the width of the openings would remain the same and the glazing bar pattern of all openings would remain broadly similar.
- 4.5 Following negotiation, the design of the proposed side entrance door to the second floor flat, Flat 3, has been altered to make it plainer and less ornate. The revised design now reads as a secondary entrance rather than competing with the grander style of the main front entrance, which is considered acceptable in design terms.
- 4.6 The proposal has also been revised to reduce the size of the proposed replacement first floor side window in order to retain the existing first floor side stained glass window, which is an important decorative feature of the building and the wider conservation area. The proposed first floor side window and enlargement of the existing ground floor side window to the rear extension would match the style of the existing windows, and are considered acceptable in design terms.
- 4.7 The proposed front bin store enclosure would be timber clad with a raised planting area above and would have sufficient space to house four residential waste bins. Whilst it would be larger than the existing front bin store, it would be partially screened from the streetscene by the low front boundary wall and bushes within this part of the front garden, and its timber clad design is considered appropriate for its outdoor setting. It is therefore not considered that the proposed bin store would harm the character and appearance of the host building, streetscene or conservation area.

4.8 The Council's Conservation Officer has assessed the proposals and considers the works to preserve character and appearance of the host building, the semi-detached pair and the wider Fitzjohns Netherhall Conservation Area, in accordance with policies D1 and D2 of the Camden Local Plan.

4.9 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

5.0 Amenity

5.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

5.2 The development would provide a high standard of accommodation with sufficient internal living space. The proposed maisonette would be a 3 bed/4 person unit with a floorspace of 317sqm (84sqm required). It would have a good internal layout in other respects and would be triple aspect, which would ensure that the maisonette receives sufficient daylight and natural ventilation, and suitable outlook. The proposed maisonette would have sole use of the rear garden and proposed first floor roof terrace.

5.3 As highlighted in paragraph 4.2 in the 'Design' section above, the proposed extension is of the same dimensions and detailed design as the proposed single storey rear extension which was granted planning permission in application ref. 2017/4652/P on 10/11/2017. There have been no alterations to the neighbouring properties since the extant planning permission was granted. The impact of the proposed extension on neighbouring occupiers is therefore unchanged and it is not considered that the proposal would have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

5.4 The proposed roof terrace above the extension at first floor level would replace an existing first floor rear terrace and the scheme has been revised to set the proposed terrace further in from the boundary with No. 2. The revised terrace would have a separation distance of 2.8m between the edge of the proposed terrace and the boundary with No. 2, which is considered to be sufficient to ensure that the proposed terrace would not facilitate views into any habitable rooms at No. 2. A condition is recommended to ensure that the remaining flat roof of the extension is not used as a roof terrace, in order to protect amenities of the neighbouring occupiers at No. 2. Although the proposed roof terrace would facilitate views into the flank window of No. 4, this window serves a stairwell only, therefore the proposal would not result in a loss of privacy to neighbouring occupiers.

5.5 Although the proposed roof terrace would be larger than the existing first floor roof terrace, it is not considered that it would facilitate an unacceptable level of noise pollution. The existing terrace is the only outdoor amenity space for the first floor flat, Flat 2; however, this proposal includes the conversion of the ground and first floor flats into one maisonette. Given the new maisonette would benefit from use of the rear garden and as the proposed roof terrace would serve the first floor master bedroom only, it is considered that the main outdoor entertaining space for the new residential unit would be the rear garden at ground floor level, rather than the proposed first floor roof terrace.

5.6 The proposed first floor window would be set forward of the front building line of No. 4 Akenside Road and would enlarge an existing window. As such, it would not result in a loss of privacy through overlooking to the occupiers of No. 4, and is not required to be obscure glazed.

6.0 Transport and planning obligations

Car parking

- 6.1 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council's Transport Planner has therefore confirmed that a planning obligation for car-free development would need to be secured through a Section 106 Legal Agreement, to restrict future occupiers of the new amalgamated residential unit at Flats 1 and 2 from obtaining on-street parking permits. The existing parking situation at Flat 3 would remain unchanged.

Construction Management Plan and Highways contribution

- 6.2 The Council's Transport Planner has confirmed that given the relatively minor scale of the proposed works, neither a Construction Management Plan nor a highways contribution would be required to be secured for this development.

7.0 Trees

- 7.1 There are a number of trees within the rear garden of the site, including a golden chain tree T1 within close proximity of the proposed rear extension, adjacent to the boundary with No. 2 Akenside Road. The Council's Tree Officer has assessed the submitted arboricultural statement and tree protection plan and has confirmed that they are considered sufficient to demonstrate that the trees to be retained on site would be adequately protected throughout the proposed development. The proposals are supported from an arboricultural perspective and no further tree protection details are required to be submitted. A condition is recommended to ensure that the tree protection measures recommended in the submitted arboricultural statement and tree protection plan are installed prior to commencement of development and adhered to for the duration of the development.

8.0 Conclusion

- 8.1 The proposed development is considered acceptable in terms of land use, design, impact on neighbouring amenity and amenity of future occupiers, transport and trees. The development is deemed consistent with the objectives and policies of the London Borough of Camden Local Plan 2017.

- 8.2 Grant Conditional Planning Permission subject to a Section 106 Legal Agreement.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 7th May 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Alexander Rakita
AR Architecture Ltd
Old Hampstead Town Hall
213 Haverstock Hill
London
NW3 4QP

Application Ref: **2019/0323/P**

30 April 2019

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Flats 1
2 & 3
3 Akenside Road
London
NW3 5BS**

DECISION
Proposal: Conversion of 2 x 3-bed flats to form 1 x 4-bed maisonette at ground and first floor levels; erection of single storey rear extension with roof terrace enclosed by balustrades; installation of 2 x new side windows at ground and first floor levels and 1 x new side door to form separate access to Flat 3; erection of new front bin store.

Drawing Nos: 1.100.000 S2; 1.200.100 S2; 1.200.101 S2; 1.200.200 S2; 1.200.300 S2; 3.090.100 S2 Rev. R1; 3.090.200 S2 Rev. R1; 3.200.102 S2 Rev. R2; 3.200.103 S2 Rev. R2; 3.200.200 S2 Rev. R2; 3.200.300 S2; 3.976.001 S2; Tree Survey Ref. 17238/A1_AIA (prepared by Indigo Surveys Ltd, dated August 2017).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 1.100.000 S2; 1.200.100 S2; 1.200.101 S2; 1.200.200 S2; 1.200.300 S2; 3.090.100 S2 Rev. R1; 3.090.200 S2 Rev. R1; 3.200.102 S2 Rev. R2; 3.200.103 S2 Rev. R2; 3.200.200 S2 Rev. R2; 3.200.300 S2; 3.976.001 S2; Tree Survey Ref. 17238/A1_AIA (prepared by Indigo Surveys Ltd, dated August 2017).

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

- 4 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed areas shall be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the arboricultural report ref. 17238/A1_AIA dated August 2017 and tree protection plan ref. 17238/TPP/01 dated 04/08/2017 shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 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.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate