



Application ref: 2018/5110/P
Contact: Emily Whittredge
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Date: 12 March 2019

Development Management
Regeneration and Planning
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gpad london
130 Old Street
Second Floor
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EC1V 9BD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Flat B 18 Wedderburn Road
London
NW3 5QG

Proposal:

Loft conversion into 1 x 3 bed self contained flat (Class C3) including installation of 3 x dormers to the rear and side roof slope, installation of 2 x roof lights, a rear terrace and a roof terrace.

Drawing Nos: 610-PL-308 Rev A, 610-PL-307 Rev A, 610-PL-306 Rev A, 610-PL-305 Rev A, 610-PL-304 Rev A, 610-PL-303 Rev A, 610-PL-302 Rev A, 610-PL-301 Rev A, 610-PL-204 Rev A, 610-PL-203 Rev A, 610-PL-202 Rev A, 610-PL-201 Rev A, 610-PL-107 Rev A, 610-PL-106 Rev A, 610-PL-105 Rev A, 610-PL-104 Rev A, 610-PL-010, 610-PL-011, Design and Access Statement.

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: 610-PL-308 Rev A, 610-PL-307 Rev A, 610-PL-306 Rev A, 610-PL-305 Rev A, 610-PL-304 Rev A, 610-PL-303 Rev A, 610-PL-302 Rev A, 610-PL-301 Rev A, 610-PL-204 Rev A, 610-PL-203 Rev A, 610-PL-202 Rev A, 610-PL-201 Rev A, 610-PL-107 Rev A, 610-PL-106 Rev A, 610-PL-105 Rev A, 610-PL-104 Rev A, 610-PL-010, 610-PL-011.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application property is a detached building set within a street where the roofline has been largely altered to the rear and sides incorporating dormer windows and terraces. The proposed dormer windows would be set down as far as practicable from the ridge and set in from the roof margins. The inset roof terrace would be set within the hipped roof and would not be visible from the surrounding area, and the glazed enclosure over the stairs to access the terrace would only be visible in distant views. The proposed roof lights are considered to be appropriately scaled and sited and would not appear out of character with the surrounding area.

The proposed black metal railings forming the new roof terrace to the rear of the property are considered to be sympathetic to the style and age of the building and would not have any adverse effect on the character or appearance of the building. A number of other properties in the immediate area feature black metal balustrades at roof level, including both neighbouring properties, Nos. 20 and 16. As such, this type of development is in keeping with the prevailing pattern of development.

Dormer windows of various sizes and numbers appear on many similar properties in the area, and the proposed dormer is considered consistent with other similar development in the area and would not have a significant adverse effect on the character and appearance of the Conservation Area. The proposals were amended during the course of the application to improve the fenestration of the scheme. The alterations would be in keeping with the style and materials of the existing building.

The proposed 6.1 m² rear terrace at roof level would be substantially set in from the margins of the flat roof and would therefore not result in an undue

level of overlooking or noise nuisance to neighbouring properties. The proposed dormer windows would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The proposed 3-bed flat would provide a good standard of residential accommodation in terms of layout, room size, light, ventilation, amenity and outlook. The proposal is consistent with Policy H6 and the Residential Development Standards contained in Camden Planning Guidance (Interim Housing 2018).

The planning history of the site was taken into account when coming to this decision, with particular regard to planning application 2015/1346/P for a nearly identical scheme. No objections were received prior to making this decision. The CAAC commented on design aspects of the proposal, which has been taken into consideration. It requested a single front roof light or dormer rather than the two roof lights proposed; however the number and layout is considered appropriate as discussed above. It also requested the fenestration of the rear dormer be reorganised to reduce the area of blank wall and improve daylight; this has been revised to provide a more balanced window layout.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

A section 106 agreement has been entered into for car-free housing to comply with Policy T2 of the Local Plan. The applicant has not identified any area for cycle storage; however, due to the site constraints it is acknowledged that sufficient space for policy (T1) compliant cycle parking spaces is not available. The development would not trigger requirements for a construction management plan or highways contribution. As such, the proposed development is in general accordance with policies D1, D2, A1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy 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 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge. The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: <https://beta.camden.gov.uk/community-infrastructure-levy?inheritRedirect=true>

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal;

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

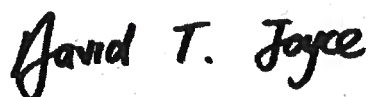
Please send CIL related documents or queries to CIL@Camden.gov.uk

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



David Joyce
Director of Regeneration and Planning