

Application ref: 2018/5632/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 9 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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Projection Architects Ltd
Flat 7
30 Gloucester Crescent
London
NW1 7DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
100 Constantine Road
London
NW3 2LS

Proposal:

Conversion of a single dwelling house into 1 x 3 bed flat and 1 x 2 bed flat (Class C3), erection of rear dormer and creation of roof terrace at third floor level
Drawing Nos: B-01 (Rev E); A-01 (Rev E); A-02 (Rev E); A-03 (Rev E); A-04 (Rev G); A-05 (Rev G); A-06 (Rev F); A-07 (Rev G); A-08 (Rev F); A-09 (Rev F); A-10 (Rev F); A-11 (Rev G); Design & Access Statement prepared by Projection Architects (dated 9th January)

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 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: B-01 (Rev E); A-01 (Rev E); A-02 (Rev E); A-03 (Rev E); A-04 (Rev G); A-05 (Rev G); A-06 (Rev F); A-07 (Rev G); A-08 (Rev F); A-09 (Rev F); A-10 (Rev F); A-11 (Rev G); Design & Access Statement prepared by Projection Architects (dated 9th January)

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

- 4 Prior to first occupation of the dwellings, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of converting a 5-bed dwelling house into a 3-bed unit and a 2-bed unit and associated external alterations, including a dormer. Both unit sizes are regarded as high priority by the Local Plan and as such the conversion is supported. The units would comply with space standards, have good levels of daylight and outlook and both have access to private amenity space.

The application site is one of only two properties of the wider building group of eight that does not have a dormer extension. The proposed rear dormer, although large, would be commensurate with the other dormers evident within the wider building group. It would be set sufficient distance from the eaves and sides to achieve compliance with CPG1 guidance; however, would be positioned closer to the roof ridge than typically allowed. In the context of the

surrounding dormers, some of which have been built up right to the ridge, this is considered acceptable. The dormer would lead on to a terrace on the flat roof of the existing closet wing. The balustrade would be part- brick parapet, part- black metal railings which accords with the balustrade treatment evident at neighbouring properties. Terraces in this location are an established feature of the building group and would be consistent with the pattern of development.

Given the existing occupant is returning to live in one of the units after completion, the existing residential parking permit will be retained for one unit. A Section 106 legal agreement will secure the additional unit as car-free. Details of cycle parking for 4 bikes will be secured as a pre-commencement condition.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, H2 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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).
- 4 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.

- 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 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 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