



Application ref: 2018/3888/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 4 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Andrew Lismore Associates
2 Athenaeum Road
Whetstone
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N20 9AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Ellesmere Mansions
14 Canfield Gardens
London
NW6 3JU

Proposal:

Replacement of existing window to a timber framed double glazed entrance door at basement level in association with change of use of ancillary storage area of existing residential block into a 1 bed 1 person self contained flat.

Drawing Nos: Site location plan; 14195/01; 02A; 03; 03A; 04.

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: Site location plan; 14195/01; 02A; 03; 03A; 04.

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

- 4 The lower section of the new doors in the front elevation hereby approved shall include timber panels that are painted white.

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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling 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, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing ancillary storage area at basement level of the mansion block measures 42 sq. m. The proposal would create a 1 bed 1 person self-contained residential unit. The creation of additional residential floorspace in the form of a new flat is welcomed and supported by policy H1 of the Camden Local Plan 2017. Although the new 1 bed 1 person flat is identified as a low priority in terms of unit size, it is a small area of space that would be unable to accommodate a larger flat. It also would be created within a mansion block that has a variety of unit sizes and would therefore be considered to comply with Policy H7 in this instance. The new flat meets the Nationally Described Space Standards for a 1 bed 1 person flat (39 sq. m) providing 39 sq. m. An adequate level of daylight would be received into the habitable rooms provided by the full height glazed door openings at the front and rear of the property.

The replacement of the existing window to a timber framed double glazed entrance door at basement level would be within the existing opening requiring only the removal of the brickwork beneath. This would only be partially visible from street level and would be considered acceptable in terms of policy D1 and D2. The plans have been amended during the course of the application to include a solid panel under the front window openings. No details have been provided on the materials to be used however a timber panel painted white to match the existing white render would be most appropriate and a condition

attached to ensure that this is provided.

The new flat would be required to be car-free and would be secured by a s106 agreement in line with policy T2. One new cycle parking space would be required for the new unit. This could be provided in the front lightwell and would be considered acceptable in this instance given that the basement flat is not step free and does not have level access.

The proposed works would not have an adverse impact on the amenity of neighbouring occupiers and would be considered acceptable.

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

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.

As such, the proposed development is in general accordance with policies H1, H6, H7, A1, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also complies with policies in the London Plan March 2016 and the National Planning Policy Framework 2012.

- 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 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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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 advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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