



Application ref: 2018/4821/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 10 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

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Farrell Design Studio
35a Barleycroft Road
Welwyn Garden City
AL8 6JX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

13A West Hampstead Mews
London
NW6 3BB

Proposal:

Conversion of 2 bedroom dwellinghouse into 1 x 1-bed flat and 1 x 2-bed flat including insertion of 2 rooflights to east elevation.

Drawing Nos: HG-1063-E01 Rev A; HG-1063-E02; HG-1063-P02 Rev D; HG-1063-LP01 Rev A; HG-1063-P01 Rev E

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: HG-1063-E01 Rev A; HG-1063-E02; HG-1063-P02 Rev D; HG-1063-LP01 Rev A; HG-1063-P01 Rev E

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

Informative(s):

- 1 Reason for granting permission

The conversion of the 2-bed house to 2 flats would retain a 2 bed unit which is a high priority and provide a 1 bed unit which is a lower priority. The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Local Plan Dwelling Size Priorities table. We expect most developments to include some homes that have been given a medium or lower priority level. Both dwellings would meet the London Plan minimum floorspace standards. In accordance with Policy T2, the units would be secured car free by legal agreement. While the proposed development does not include cycle parking, as the development is a conversion with no outside space, the constraints of the site justify the lack of cycle parking in this instance.

The insertion of 2 rooflights to the east elevation would be sympathetic to the host property and would preserve the character and appearance of the conservation area. There would be minimal impact on neighbouring amenity due to the location of the rooflights.

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

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.

As such, the proposed development is in general accordance with policies D1, D2, H6, H7, T1, T2 and A1 of the Camden Local Plan 2017; and policy 2, 3 and 8 of the Fortune Green & West Hampstead Neighbourhood Plan. The development also accords with the NPPF and the London Plan 2016.

- 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 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.
- 5 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

