

Application ref: 2018/3239/P
Contact: Josh Lawlor
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Date: 10 May 2019

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Godsmark Architecture
Unit 9
Shoreditch Town Hall
380 Old St
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EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
37 Grafton Way
London
W1T 5DD

Proposal:

Conversion of basement and ground floor maisonette into two residential units. Replace a door with a window on the side elevation of the existing rear extension at ground level.
Installation of a Juliet balcony on the rear elevation at ground level.

Drawing Nos: Design and Access Statement_REVA, PA00, PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08A, PA09, PA010, PA11

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 shall be carried out in accordance with the following approved plans [Design and Access Statement_REVA, PA00, PA01, PA02, PA03, PA04, PA05, PA06, PA07, PA08A, PA09, PA010, PA11]

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

- 2 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).

- 3 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.

- 4 Before the development commences, details of secure and covered cycle storage area for 1 cycles for each new unit 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 basement and ground floor units, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) in order to be wheelchair adaptable (2a). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policies C6 (Access for all) of the Camden Local Plan 2017

- 6 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, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The properties current lawful use is in residential use (C3), with the basement and ground floor in use as a single maisonette and first, second, and third floors in use as self-contained flats. The proposal is to convert the basement and ground floor maisonette into two self-contained residential units with associated alterations.

Policy H1 encourages the supply of self-contained housing in the Borough.

The conversion of the existing basement and ground floor flat into two self-contained units is considered acceptable on the basis that the size of the flats comply with the National Technical Housing Standards in terms of gross internal floor area and floor to ceiling height. The basement unit would provide 55 sq.m of internal floor space and the ground floor unit would provide 122 sq. m of floor space. Both units would therefore meet the minimum 50sq. m of internal floor space for a 1 bed 2 person unit, as per the standard. Each unit have ceiling heights above 2.5m as per the standard.

The quality of outlook for the basement flat is of low quality, however an internal daylight report demonstrates that the proposed bedroom would meet and exceed the minimum requirements in accordance with BRE guidelines. Overall the standard of accommodation for the two units is considered acceptable in terms of access to light, internal floor space and floor to ceiling height.

The proposal involves the removal of unoriginal timber decking over a rear lightwell. Associated with this a door would be replaced with a window and a Juliet balcony installed. These works are modest and are in keeping with the historic interest and character of the building.

Due to the nature of the proposed alterations there are no significant amenity issues generated. The external alterations to the rear lightwell would not be visible from public or private views.

Policy T2 Parking and car-free development requires all additional residential units to be car free. The proposal does not include any parking spaces, this is secured by way of a S106. This S016 agreement will remove the rights of occupiers to apply for parking permits. The council would normally expect 1 dedicated cycle parking stand for each unit, a condition is attached to the decision requiring details of 1 cycle storage space for each new residential unit.

No objections were received prior to making this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has also been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H1, A1, T1, T2, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and, the Governments Nationally Describes Internal Space Standards and the National Planning Policy Framework 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 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 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.

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