

Application ref: 2019/0160/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 20 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Brooks/Murray Architects  
The Arts Building, Morris Place  
Unit 1, Second Floor  
London  
N4 3JG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**14 Greencroft Gardens**  
**London**  
**NW6 3LS**

**Proposal:**

Conversion of two units into one unit at third floor level (Class C3)  
Drawing Nos: 1219.02\_001\_Site Location Plan, 1219.02\_011A\_Existing Second and Third floor, 1219.02\_020\_Existing Rear Elevation, 1219.02\_021\_Existing Right Elevation, 1219.02\_010\_Existing Ground and First Floor Plan, 1219.02\_102\_REV\_C Proposed Third Floor Plan

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 [1219.02\_001\_Site Location Plan, 1219.02\_011A\_Existing Second and Third floor, 1219.02\_020\_Existing Rear Elevation, 1219.02\_021\_Existing Right Elevation, 1219.02\_010\_Existing Ground and First Floor Plan, 1219.02\_102\_REV\_C\_Proposed Third Floor Plan]

**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 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 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).
- 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 Reason for granting permission:

The building is currently in use as 9 x 1 bed residential units (C3) granted under a lawful development certificate which established the use has been operational for over 4 years, ref 2019/1319/p (dated 26/04/2019). It is noted that the lawful development certificate was assessed purely on legal grounds and not the planning merits of the proposal. This proposal seeks to convert the two existing 1-bed units at third floor level into 1 1-bed residential flat (Use Class C3).

Policy H3 (protecting existing homes) states that the Council will typically resist development that would involve the net loss of two or more homes or enable sub-standard units to be enlarged to meet residential space standards. The proposal would only result in the loss of one unit and furthermore, the existing 1 bed flats 8 and 9 are substandard, with an internal floor area of 8.4 sqm and 16.5 sqm respectively, therefore both falling substantially short of the required

39 sqm for a 1 bed 1 person studio as per the Nationally Described Space Standards. The existing units also have poor access to light and outlook.

The proposed unit would have an internal floor space of 28 sqm. While this is still below the 39 sqm standard, it is considered acceptable given that it would be a significant improvement on the existing situation. It must be noted that permission would not be granted for a new unit of this size under typical circumstances. The new unit would also have improved access to light and outlook.

The proposed works involve internal reconfiguration only and as such, would not cause any residential amenity impact in terms of loss of light, added sense of enclosure or loss of privacy.

The conversion is granted subject to a S106 legal agreement that would remove access for future owner/occupiers to on street parking permits.

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.

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

As such, the proposed development is in general accordance with policies CC3, H3, D1, D2, T2, A1 and DM1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 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 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer