

Application ref: 2018/5981/P
Contact: Alyce Keen
Tel: 020 7974 1400
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
www.camden.gov.uk/planning

JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

110 Greencroft Gardens
London
NW6 3PH

Proposal:

Installation of dormer to front roof and 2x rooflights. Establish 2x new HMO rooms at ground & third floor. Erection of a bin store to front garden. Reorganisation of layouts on all floors.

Drawing Nos: GG-09/10/2017-TSE 01; GG-09/10/2017-P 01; GG-09/10/2017-P02; GG - 09/10/2017 - EV 01; GG - 09/10/2017 - EV 02; GG - 09/10/2017 - EV 03; GG - 04/12/2018 - TSE 02; GG - 06/11/2018 - PL 01-A; GG-06/11/2018-PL 02-D; GG - 06/11/2018 - PEV-01; GG - 06/11/2018 - PEV-02; GG - 06/11/2018 - PEV 03; GG - 04/12/2018 - DET 02; GG - 26/07/2019 - PL 100; GG - 26/07/2019 - PL 101.

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:
GG-09/10/2017-TSE 01; GG-09/10/2017-P 01; GG-09/10/2017-P02; GG - 09/10/2017 - EV 01; GG - 09/10/2017 - EV 02; GG - 09/10/2017 - EV 03; GG - 04/12/2018 - TSE 02; GG - 06/11/2018 - PL 01-A; GG-06/11/2018-PL 02-D; GG - 06/11/2018 - PEV-01; GG - 06/11/2018 - PEV-02; GG - 06/11/2018 - PEV 03; GG - 04/12/2018 - DET 02; GG - 26/07/2019 - PL 100; GG - 26/07/2019 - PL 101.

Reason:

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

- 4 Prior to occupation, details of secure and covered cycle storage area for 18 bicycles 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed dormer to the front roofslope would be appropriately set back and would mirror the existing front dormer in size, location, details and materials. The rooflights proposed to the front roofslope are also considered acceptable as they will be of a conservation style and therefore flush with the roofline. The proposed bin store in the front garden is considered subordinate and utilitarian and is acceptable for its purpose. The proposed cycle store area has been removed from the proposal based on officer's advice and the details are conditioned as part of this decision.

The proposal is not considered to result in harm to the character or appearance of the host building, street scene or the South Hampstead Conservation Area.

The existing residential building contains 4 bedsits with the remaining 13 units being self-contained. The proposal would rationalise the layouts on the lower floors and would retain and refurbish the 4 bedsits by improving the facilities and internal layouts. The proposal also includes to establish 2 new bedsits with kitchenette and shower room facilities and will also rely on the communal toilet.

Bedsits 3 and 18 will also be car free, secured by s106 legal agreement.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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, A1 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

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 'DPope', located in the upper left corner of the page.

Daniel Pope
Chief Planning Officer