

Application ref: 2018/3354/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 23 September 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)

Stephen Wax Associates Ltd  
2nd Floor Compass House  
Pynnacles Close  
Stanmore  
HA7 4AF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**21 Princess Road**  
**London**  
**NW1 8JR**

Proposal:

Variation of Condition 2 (approved plans) of planning permission dated 30/01/2017 ref 2016/5349/P for Change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), and erection of part single and part two storey rear extension to provide additional floor space at lower and upper ground floor levels; changes to include increase in height and alterations to fenestration of the rear structure. Drawing Nos: Superseded drawings: SW276 / 25; SW276 / 22 Rev. B.  
Approved drawings: SW276/41 Rev A.

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 30/01/2020.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

SW276 / 00 Rev A; SW276/40 Rev A; SW276/41 Rev A; SW276 / 10; SW276 / 20 Rev. B; SW276 / 01

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

- 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 The proposed ventilation grille on the front elevation shall be painted the same colour as the surrounding wall tiles.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 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:

Planning permission has been granted under application ref no. 2016/5349/P for the change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), and erection of part single and part two storey rear extension to provide additional floor space at lower and upper ground floor levels; and associated works. Therefore a substantial part of the built structure was assessed and considered acceptable as part of the previous assessment.

The structure on site has been built 400mm higher than permitted. The reason for this change is due to the limited internal height that would have resulted after the addition of ceiling materials and insulation at construction stage.

The wider building group along Princess Road has been extended and altered with single or two storey rear extensions demonstrates a clear mix of heights and depths. As such, it is considered that the increase of 400mm of the ground floor element of the rear extension is not considered to significantly alter this varied character of rear additions, and therefore it would be

considered acceptable in this instance.

The fenestration of the rear structure has been altered, through the removal of one window on flank wall, insertion of brick arches above windows and doors, and reduction in height of the windows at ground floor level. The difference is acknowledged and it is considered that in line with the hierarchy of spaces much larger windows would be more appropriate considering the architectural style and appearance of the host building; however, considering the mix of windows opening and general fenestration along the rear of this terrace row, the resulting built structure is considered to preserve the appearance of the host building, wider terrace and conservation area.

The built brick arches above the windows and doors, appear within the host building's detailed design and are considered to preserve its character and therefore are considered acceptable in this instance.

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 2013.

The increased height has no implications for the amenity of the surrounding occupiers in terms of loss of light and outlook.

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

The parent planning application permission has been granted subject to a s106 legal agreement for car capped development, in line with policy T2, due to the conversion from office to residential. The permission granted under this application would replace the previous one and therefore granted subject to a new s106 legal agreement.

As such, the proposed development is in general accordance with policies A1, D1, D2, T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 2 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.
- 3 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

- 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer