



Application ref: 2019/2471/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 17 October 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

MR ZISER
Flat 10, Church Studios
Camden Park Road
London
NW1 9AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Flat 10
Church Studios
Camden Park Road
London
NW1 9AY

Proposal:
Change of use of 1 x 2 bed duplex into 1 x studio and 1 x 2 bedroom self-contained flats (Class C3).
Drawing Nos: 190510/01; 190510/02; 190510/03; 190510/04; 190510/05; 190510/06; 190510/07; 190510/08; 190510/09; 190510/10; 190510/11; 190510/12; 190510/13.
Design & Access Statement prepared by Urban Regen London Ltd.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
190510/01; 190510/02; 190510/03; 190510/04; 190510/05; 190510/06;
190510/07; 190510/08; 190510/09; 190510/10; 190510/11; 190510/12;
190510/13.

Design & Access Statement prepared by Urban Regen London Ltd.

Reason:

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

- 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.

- 4 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan June 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed first floor studio unit comprises 46sqm of floorspace and the second floor 2 bedroom 112sqm. Therefore, both units meet the requirements as set out in the Technical Housing Standards. Communal access to the units will be provided by the existing staircase. As both units include large windows on the street elevation and a number of rooflights it is considered that adequate daylight will serve both units.

Due to the existing floorspace containing a residential unit and no external alterations proposed, there would be no harm the amenity of any adjoining residential occupiers in terms of privacy, overlooking or sunlight/daylight.

The two new units would be required to be car-free. This would be secured by way of a planning obligation (through a legal agreement) in line with policy T2. No cycle parking spaces are proposed on-site, due to space constraints making this impractical. As cycle parking cannot be provided within the site, a head of term is required to secure an off-site cycle parking contribution towards providing a bike hangar on the public highway in the general vicinity of the site (in accordance with paragraph 8.44 of CPG Transport). The payment in lieu is for not providing 3 spaces and a bike hanger has 6, which equates to the applicant being required to fund 1/2 of the cost (£1,900). Due to the scale of the works, neither a CMP nor highways contribution is deemed necessary.

No objections have been received. The site's 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 H1, H6, H7, A1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords 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 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 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 'DP', is positioned above the typed name.

Daniel Pope
Chief Planning Officer