

Application ref: 2019/0967/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 24 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

Heritage Architecture Ltd
62 British Grove
Chiswick
W4 2NL
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:
363 West End Lane
London
NW6 1LP

Proposal:

Reconfiguration of shopfront to accommodate additional doorway to form self-contained residential unit separate from the existing A2 unit. Rear ground floor extension to A2 unit, enlargement of window at rear

Drawing Nos: 000_Location Plan, 200_REV_B, 201_REV_B, 202_REV_B,
203_REV_B, 205_REV_B, 204_REV_B, 206, 207_REV_B

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 2 of the Fortune Green and West Hampstead Neighbourhood Plan and policy D1 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 [000_Location Plan, 200_REV_B, 201_REV_B, 202_REV_B, 203_REV_B, 205_REV_B, 204_REV_B, 206, 207_REV_B]

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

- 4 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 application site is located on a row of three identical buildings on West End Lane. At the western-most end of the parade, the property is located just outside the boundary of the West End Green Conservation Area and adjoins a red brick residential mansion building. All of the parade of three buildings currently have a ground floor shopfront with two storeys of residential accommodation above.

The ground floor A2 unit is currently vacant, with the last known use as a Financial Services use (Class A2) in 2016. The rear of the property is set into a recess and constitutes gardens belonging to the three properties, none of which are currently in active use and which are overlooked by the side elevation of the mansion block to the west. The rear façade of the property contains a two storey stepped outrigger, which in the case of no. 363 is conjoined with the neighbouring property.

The creation of a separate access door for residential unit above would create a self-contained residential unit and constitute the formation of a new self-contained residential unit. This would improve the functionality of the ground floor commercial unit and existing residential unit. Although the internal space of the ground floor unit would be reduced in size it is considered that the unit would still be viable.

The existing shopfront holds little historic or architectural merit. The creation of a new shopfront with timber stallriser and insertion of a traditional timber door with glazed panels is considered to relate well to the building. The recessed shopfront design is considered to maintain the traditional appearance of the

shopfront. It is noted that the existing external roller shutter would be removed, which is welcomed in design terms.

The extension at ground floor level would infill the space adjacent to the existing outrigger. The extension would respect and preserve the original design and proportions of the building and would retain the integrity of the rear elevation. The use of French doors at ground level and the alterations to the fenestration at first floor would rationalise the appearance of the elevation. The replacement of the front rooflight is also acceptable in design terms.

In amenity terms, the relatively modest depth and stepped design would not generate unacceptable impact in terms of daylight and sunlight to the neighbouring flats. The alterations to the existing apertures would not create additional outlooks that would be considered harmful to neighbouring residential amenity. The new self-contained residential unit would have good access to light, outlook and exceed the minimum internal space standard for a two bed two storey dwelling of 79sqm as per the nationally described space standard.

Policy T2 of the Local Plan requires all new residential changes of use (including conversions and amalgamations) to be car free. The self-containment of the residential unit over the upper floors constitutes the creation of a new residential unit and is therefore required to be secured as car free, with access to on-street parking permits restricted to owner occupiers. This is secured through a mechanism in the S106 agreement.

The new residential unit would be below 100sqm, therefore no requirement for affordable housing is required.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H4, CC1, CC2, CC3, A1, D3, T2 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies 1 Housing, 2 Design and Character and 7 Sustainable Transport of the Fortune Green and West Hampstead Neighbourhood Plan, 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 approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 6 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



Daniel Pope
Chief Planning Officer

