

Application ref: 2019/5243/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 20 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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David Scott Architects  
29 Sarre Road  
London  
NW2 3SN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**34 Sarre Road**  
**London**  
**NW2 3SL**

Proposal: Conversion of the existing 2 x self-contained flats consisting of 1 x 1Bed and 1 x 2bed units into a 4Bed single-family dwelling unit.

Drawing Nos: DS587 PRO 01a, S01 and Site Location 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 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 DS587 PRO 01a, S01 and Site Location Plan.

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

- 3 Prior to occupation, details of secure and covered cycle storage for 2 x cycles 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 the dwellinghouse, 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 proposal consists of the conversion of two existing flats (1 x 1 Bed and 1 x 2 Bed) to form a single 4 bedroom dwellinghouse with no associated external alterations. The proposals would result in the net loss of one unit. Policy H3 resists development that would involve the net loss of two or more homes unless they create large homes in a part of the borough with a relatively low proportion or large dwellings. Although the site is not located in an area with a demand for large dwellings or improve sub-standard units, there is a borough-wide priority to provide more family homes, and given the property was constructed as a single dwelling house originally, the proposed loss of one dwelling is considered acceptable.

The proposed family dwelling house would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be delivered. The conversion into a single-family dwellinghouse would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

The proposal would not result in any additional traffic generation as the existing occupiers have confirmed that they would remain at the property. Therefore, the proposal would not result in any increased pressure on street parking, and in accordance with Policy T2 it is considered that a car-free development would not be required in this instance.

The proposed ground floor is annotated to show cycle provision would be provided and two secure, level-access cycle parking spaces would be conditioned to comply with Policy T1 and the minimum requirements of the London Plan.

No external alterations are proposed. Thus, the proposal would not cause harm to the character and appearance of the existing building, streetscene, or to the amenity of either neighbouring property in terms of loss of light, privacy or overlooking.

The site's planning history has been taken into account when coming to this decision. No objections were received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, H3, D1, T1, and T2 of the Camden Local Plan 2017, Policy 1 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 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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