

Application ref: 2019/4397/P
Contact: Alyce Jeffery
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Date: 11 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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New Images Architects
Grove Lodge
287 Regents Park Road
London
N3 3JY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Norfolk Mansions
1A Lithos Road
London
NW3 6DU

Proposal:

Conversion of existing residential basement storage area into 1x 2 bed flat.

Drawing Nos: Planning Design and Access Statement; Amended Daylight Assessment
Rev B; P07; P008; P0111 Rev C; P0222; P071; P072A; P073A; P074.

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 A1 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 [P07; P008; P0111 Rev C; P0222; P071; P072A; P073A; P74]

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

- 4 Before occupation of the unit commences, details of secure and covered cycle storage area for 2 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 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 development would result in the addition of one 2 bed residential unit at lower ground floor level. The lower ground floor contains one existing self-contained unit that was approved under planning reference 2009/1154/P for 'Change of use of lower ground floor from office (Class B1) to one x 1 bedroom self-contained flat (Class C3).' The proposed additional unit would be situated behind the existing unit and would be accessed via a side entrance walkway.

The proposed 2 bed 4 person (two double bedrooms) unit, as submitted would have a Gross Internal Area (GIA) of approximately 70.4sqm, and would therefore be compliant with the Nationally Described Space Standards (2015) document which specifies a minimum GIA of 70sqm for a 4 person, 2 bed, single storey unit.

The flat benefits from two internal open air light wells and a courtyard at the entrance for private amenity space. A daylight/sunlight assessment has been submitted in support of the application which demonstrates the occupants would have adequate daylight, sunlight and outlook, and it would be well ventilated. The new unit would therefore provide an acceptable quality of accommodation for future occupants.

A new entrance would be installed along the side walkway to provide a private screened entrance into the unit's courtyard. The entranceway would be clad in timber, and would not be visible from the public highway. The proposed design and materiality of the new entranceway is considered acceptable.

An enclosed cycle store would be situated at the front of the site, which would provide 2 cycle spaces for the new unit. The applicant has entered into a S106 car free agreement in line with transport requirements for new residential development.

The applicant proposes a bin store at the front of the site. The waste proposal has been provided alongside the submission which has been reviewed and approved by the Council's Waste Officer and Veolia Waste.

Given the modest changes proposed the development would not lead to any unacceptable impacts in regard to outlook, daylight and overshadowing. In addition, the new windows and proposed rooflights and lightwells would not unacceptably impact upon neighbouring privacy and lighting within the unit would only illuminate the intended area and not affect or impact on the amenity of neighbours. Although the development seeks to introduce one additional unit, given the scale of the conversion, it would not lead to a significant increase in comings and goings and therefore, noise levels would not be so great to impact on nearby residential units.

No representations were received following public consultation. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1, CC5, D1, G1, H1, H4, H6, H7, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer