

Application ref: 2019/5223/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 17 March 2020

**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)

ROAR Architects  
ROAR Architects  
Studio 3A, Unit 3 Gaunson House,  
Markfield Road  
London  
N15 4QQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**90 Leverton Street  
London  
NW5 2NY**

Proposal:

Conversion of house into two self-contained flats (2 x 2 Bed), installation of new gate to the (rear) flank elevation to provide level access to bin stores and erection of a new cycle enclosure; all as amendment to planning permission ref 2018/3364/P dated 5/10/2018. Drawing Nos: 025\_100 REVA, 025\_101 REVA, 025\_102, 025\_103 REVA, 025\_102, 025\_104 REVA, 025\_200 REA, 527\_BS2 REVA, 025 A049 REVA, 025\_400 REVA A200\_BS1 REVA, P001, P002, P003, P004, P005 REVA, P006 REVA, P007 REVA, P008 REVA, and Revised Design and Access Statement no date.

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 D1 and D2 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: 025\_100 REVA, 025\_101 REVA, 025\_102, 025\_103 REVA, 025\_102, 025\_104 REVA, 025\_200 REA, 527\_BS2 REVA, 025 A049 REVA, 025\_400 REVA A200\_BS1 REVA, P001, P002, P003, P004, P005 REVA, P006 REVA, P007 REVA, P008 REVA, and Revised Design and Access Statement no date.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site refers to a 3-storey dwelling house on the corner of Leverton Street and Ospringe Road. The applicant seeks permission for alterations to the flank elevation for the erection of cycle and bin store with access gate. The existing 1 x 5 Bedroom dwelling would also be converted into 2 x 2 Bed maisonettes. No change is proposed to the front elevation.

The existing site contains a single dwellinghouse spread over three floors, the proposal seeks to convert the property into 2 x 2 bed self-contained units. The proposal would provide two high priority 2 bed units in accordance with the Council's dwelling size priority and is therefore considered to meet the objectives of policies H6 and H7 of the Local Plan 2017.

With regard to the internal floor areas of the proposed flats, the ground and first floor flat would have an internal floor area of approximately 80sqm of internal floor area appropriate for a 2 bed 4 person unit, whilst the first and second floor 2 bed 3 person flat would have a floor area of approximately 70sqm. The bedrooms would be appropriately sized with an adequate level of sunlight/daylight and natural ventilation. Overall, the standard of accommodation provided by the proposed conversion is considered adequate and acceptable.

The proposed bin store would be constructed in timber, measuring approximately 1.6m (W) x 1.2m (H) x 0.7m (D) and would be located to the rear flank elevation. The proposed bin store would not be visually dominant given its size, scale and siting to the rear (flank) elevation. Overall, the proposal is considered acceptable in design and appearance. The proposed gate has been revised and would be internally opening to provide level access to the bin store and the proposed new gate would measure 1.6m in width and 1.2m in

height. There are two existing entrances on Ospringe Road and the additional access door to the bin store would not have detrimental impact on the design and appearance of the host building nor the general conservation area.

The existing owners would be returning to the ground/first maisonette and a s106 legal agreement would ensure that if the current owner ever moves, the out-impacts of the development on the Borough's transport network would be acceptable. Whilst, the new unit would be 'car-free'. Cycle parking is provided along the flank elevation at ground floor level. The proposed cycle store for Flats A and B would be located to the rear of the property and would be covered and secured, this is considered acceptable in this instance considering that the development is an existing building with constrained ground floor space.

Given the nature of the works the proposal would not be harmful to the neighbouring residential amenities in terms of loss of light, outlook, or privacy.

The site's planning history was taken into account and the objection that was received is addressed separately.

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 accordance with policies D1, D2, A1, T1, T2, H6 and H7 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2015. It is also in general accordance with 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 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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer