

Application ref: 2018/6318/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
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
www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

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 2nd Floor
Mount Tyndal
Spaniards Road
London
NW3 7JH

Proposal:

Conversion of 1x 6bed flat into 2x 3bed self-contained flats.

Drawing Nos: 0500; 0501; 1000; 2000; 2000; 2001; 3000; 4000B AND 4001A (all received 21/10/19 within planning brochure Rev.D).

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:

0500; 0501; 1000; 2000; 2000; 2001; 3000; 4000B AND 4001A (all received 21/10/19 within planning brochure Rev.D).

Reason:

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

- 3 Prior to first occupation of the development, 4 secure cycle spaces shall be installed in accordance with the approved drawings and made available for use by the occupants of the development.

The facilities shall be 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 involves the conversion of the existing flat into 2 x 3 bedroom flats with internal cycle parking in the basement. The loss of a single unit is considered acceptable as the increase in the number of residential units meets a priority land use of Camden's Local Plan. Furthermore, the development would provide two 3 bedroom flats which are identified as very high priority (Policy H7). The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

Both flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 251.6sqm for flat 1 and 235.8sqm for flat 2. All habitable rooms would exceed the recommended size standards. Both flats would be dual aspect with outdoor amenity space, which would ensure they received an adequate amount of daylight and natural ventilation.

No external alterations are proposed to the elevations of the host property and access will be through the existing communal entrance. The siting, scale and detailed design of the cycle racks and the proposed subdivision of the flat is not considered to harm the character and appearance of the host property, streetscene, conservation area or amenity of neighbouring properties.

The scheme will provide 4 cycle spaces in 2 Sheffield stands within the existing basement car park. It is noted that this block of flats and car park can only be accessed through a security gate. The spaces are enclosed, secured and sheltered which complies with policy. It will not be visible from the street. Highways officers have assessed the revised location and design and raised no objection. Their installation will be secured by condition. Car free development for both units will be secured by the S106 agreement and residents will not be able to apply for on-street parking permits.

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 H1, H3, H6, H7, CC5, A1, D1, D2 and T1 and T2 of the Camden Local Plan 2017. It also complies with policies DH1, DH2 and TT4 of the Hampstead Neighbourhood Plan (2018). The proposed development also accords 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 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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 centered on the page.

Daniel Pope
Chief Planning Officer