

Application ref: 2019/5814/P  
Contact: Alyce Jeffery  
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Date: 16 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Anares Interior Architecture  
110 Clarence Road  
Hackney  
London  
E5 8JA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**56 B Chalk Farm Road**  
**London**  
**NW1 8AN**

Proposal:

Change of use of the ground floor storage and communal areas from retail (Class A1) to residential (Class C3) to create an additional bedroom for the existing residential unit to provide 1x2 bed unit.

Drawing Nos: Existing Drawings 001; Proposed Drawings 002.

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 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 [Existing Drawings 001; Proposed Drawings 002]

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

- 4 Notwithstanding condition 1, the existing kitchen located within the studio flat subject to enforcement, must be removed in its entirety within 6 months of the date of this decision.

Reason: To safeguard the amenity of future occupants in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding condition 1, the proposed rooflights shall be installed within 6 months of the date of this decision.

Reason: To safeguard the amenity of future occupants in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 6 The 2-bedroom unit hereby approved, shall not be internally subdivided to create two separate units unless planning permission is granted by the council.

Reason: To safeguard the amenity of future occupants in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

This application is a result from enforcement action against the subdivision of the existing retail storage space into an undersized 1-bed unit. The applicant has been advised by enforcement to amalgamate the existing undersized unit with the existing 1-bed unit to the rear of the site, which would provide an acceptable 2-bed unit. To facilitate this, the applicant seeks planning permission for the change of use of the ground floor rear storage and communal area from retail (Class A1) to residential (Class C3) to create an additional bedroom for the existing residential unit. A total of 32sqm of storage space and a communal hallway would be converted to residential space.

The change is considered acceptable as it would be to the rear only thereby retaining an active retail frontage at ground floor level. The proposal would not harm the role or character of the town centre. It is considered that the remaining retail space would provide a unit of a sufficient size to continue being viable. It is also noted that the site, unlike adjacent retail units along Chalk Farm Road, benefits from an additional basement storage space, therefore retaining sufficient storage for the retail space.

The proposal would create an additional bedroom for the existing 1-bed flat, resulting in a 2-bed unit plus mezzanine study. The Council's priority dwelling size is for 2 and 3-bed units which are noted as being very high priority,

compared to 1-bed and 4-bed units which are lower priority. Given the proposal would create a 2-bed, the proposed unit mix is acceptable.

The applicant proposes a mezzanine study above the bathroom, which would feature a rooflight and floor light to provide natural light into the bathroom below. The 2-bed unit would exceed the national space standards, and would enjoy good levels of daylight and sunlight through the use of rooflights, a high level window and glazed side facing windows. Officers have concerns regarding adequate outlook for occupants, however on balance, the standard of accommodation is considered acceptable. The applicant proposes to install rooflights to the rear of the unit, above the existing kitchen, living area and bedroom, which is considered to improve the existing level of daylight and sunlight enjoyed by the occupants.

Except for the proposed rooflights, there are no further external changes to the property, therefore the proposal is considered acceptable in design terms. Due to the nature of the works and existing residential use, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Given the enforcement history and current unacceptability, officers will attach time sensitive conditions to this permission to ensure that the existing kitchen is removed within 6 months of the date of this decision and that the rooflights are installed within 6 months of the date of this decision to provide occupants with sufficient daylight/sunlight.

No objections have been received prior to making this decision. A Council Policy Officer has reviewed the application and raised no objection to the change of use. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, H1, H6 and TC2 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



Daniel Pope  
Chief Planning Officer