

Application ref: 2018/4802/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 21 May 2020

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

Phone: 020 7974 4444

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Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**70 Oakley Square
London
NW1 1NJ**

Proposal:

Sub-division of the upper floor flat to form 1 x studio, 1 x 2 bed and 1 x 3 bed flats, and associated internal alterations and hard and soft landscaping.

Drawing Nos:

Existing drawings: OKYSQ-L001, OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A, OKYSQ-P006, OKYSQ-E001, OKYSQ-E002, OKYSQ-E003, OKYSQ-S001,

Demolition drawings: OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A,

Proposed: 000/PL/201 rev C, 000/PL/202 rev B, 000/PL/203 rev B, OKYSQ-E103 rev A, OKYSQ-S101 rev B, OKYSQ-E102, OKYSQ-E101.

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 policies 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:

Demolition drawings: OKYSQ-P002 rev A, OKYSQ-P003 rev A, OKYSQ-P004 rev A, OKYSQ-P005 rev A,
Proposed: 000/PL/201 rev C, 000/PL/202 rev B, 000/PL/203 rev B, OKYSQ-E103 rev A, OKYSQ-S101 rev B, OKYSQ-E102, OKYSQ-E101.

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

- 4 Before the development commences, details of secure and covered cycle storage area for 5 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 proposals involve the conversion of the existing single dwelling house into 3 new residential flats. A 2 bedroom/3 person flat would be created at ground floor, a studio flat at first floor, and a 3 bedroom/5 person flat at 2nd/3rd floor. There would be no associated external alterations, and therefore no impact on the appearance of the host listed building or Camden Town Conservation Area.

The loss of a single dwellinghouse is considered acceptable as the increase in the number of residential units meets a priority land use of the Local Plan. Furthermore, the development would provide a 2 bedroom and 3 bedroom flat which are both identified as very high priority dwelling sizes (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. All flats would comply with Camden's Planning Guidance and national space standards with GIAs of 69sqm, 43sqm and 116sqm which meet nationally described space standards of 61sqm, 39sqm

and 93sqm respectively. All habitable rooms would be comply with recommended size standards, and all flats would be dual aspect which would ensure they received an adequate amount of daylight and natural ventilation.

The site has a PTAL rating of 6b (the best). The development will therefore be car-free, secured by S106 planning obligation. Covered cycle storage has been provide for 5 bicycles which meets London Plan standards in terms of the number of spaces, however, it is noted that the cycle store would not be large enough for 5 bicycles. As such, final details of the bicycle parking will be secured by condition.

Due to the nature of the proposals and the fact that there would be no external changes, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy.

The proposals were revised to reduce the extent of internal alterations and to remove the proposals to open up 5 blind architraves to the side elevation. Following these amendments, the Council's Conservation Officer has confirmed the proposals would not harm the significance of the host listed building. The internal subdivision would be done sensitively, and would not result in a harmful loss of historic fabric or plan form. In many instances, the proposals would be more in line with the original layout than existing.

One objection has been received relating to the previously proposed opening up of the blind architraves, however, revised drawings were received removing these works from the proposals and as such, this objection is no longer relevant. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Planning (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 general accordance with policies H1, H6, H7, A1, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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.

- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer