

Application ref: 2019/4006/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 19 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Press Investment Limited
116A Highbury New Park
London
N5 2DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

278 West End Lane
London
NW6 1LJ

Proposal:

Conversion of 4-bed maisonette at first and second floors into 1x1-bed and 1x2-bed units (Class C3) , plus alterations to ground floor rear windows.

Drawing Nos: West/19/P/02, Site Location Plan (Received 03/11/2019), West/19/P03/B (Received 03/11/2019)

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: West/19/P/02, Site Location Plan (Received 03/11/2019), West/19/P03/B (Received 03/11/2019).

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application is for the conversion of a 4-bed maisonette into 2 self-contained flats resulting in the uplift of one unit within the existing building envelope. Policy H7 states that the council will aim to secure a range of homes with a flexible approach to dwelling sizes. The proposed dwelling mix would be more aligned with the Council's Dwelling Size Priorities which places higher priority on the provision of 2-bed market units and lower priority on 4-bed market units.

Unit 1 would be located on the first floor and comprise a 1b 2p unit with a GIA of 58sqm. Unit 2 on the second floor level would comprise a 2b 3p unit with a GIA of 62 sqm. The proposed units would have a minimum floor to ceiling height of 2.5m and benefit from being dual aspect. Internal storage would also be provided. Both units would meet the minimum space standards and provide a good standard of residential accommodation.

No external amenity space is being proposed in this instance which is a typical scenario for where residential units are provided above commercial units, and is consistent with the existing situation. The lack of external amenity space is not considered to prevent the units from achieving a good standard of accommodation.

The conversion of a rear ground floor window into a door is acceptable and would not harm the property's character and appearance or the surrounding conservation area as it would not be visible from the public realm.

Both units would be car-free secured by a section 106 legal agreement. Three cycle spaces would be required in accordance with the London Plan standards; however, due to space constraints it is not possible to provide a storage facility in this instance.

Given the nature of the proposed works, the external works of which only involve an alteration to fenestration, it is not considered the proposal would result in adverse amenity impact.

No consultation comments were received during the consideration of this

application. The site's planning history was taken into account when determining this application.

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 2013.

As such, the proposed development is in general accordance with Policies A1, T1, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of 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 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)

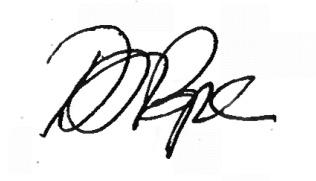
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

- 4 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).

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer