

Application ref: 2019/2804/P
Contact: Thomas Sild
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Date: 8 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444
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www.camden.gov.uk/planning

Alpine Planning Ltd
4 Donnington Road
Burton Latimer
NN155WL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
49 Pratt Street
London
NW1 0BJ

Proposal:
Conversion of single dwellinghouse into 3 self-contained flats (2 x 1 bed, 1 x 2 bed);
Erection of ground floor rear extension; Replacement of 1 window on ground floor side elevation
Drawing Nos: 17 / 49P / E 101; 17 / 49P / P 501 Rev C; 17 / 49P / P502

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 if in CA] 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: 17 / 49P / E 101; 17 / 49P / P 501 Rev C; 17 / 49P / P502

Reason:

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

Informative(s):

- 1 Reasons for granting permission

Change of use from a single family dwelling house to 2 x 2 bedroom units was assessed under planning application 2018/1575/P and granted permission in September 2018. The permission has not yet been implemented. This proposal seeks to change use to 3 units (2 x 1 bed, and 1 x 2 bed).

The net increase in the number of residential units meets a priority land use of Camden's Local Plan as described under policy H1. The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

Through Local Plan policy H4 the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more.

The proposals would create 2 additional homes however given there would be only c7sqm additional floorspace, an affordable housing contribution would not be required.

All flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 54sqm for the ground floor 1b1p unit, 39sqm for the first floor 1b1p unit and 71sqm for the 2b3p at second/third floor level. All bedrooms would comply with recommended size standards relevant for the unit type. All flats would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation. The ground floor unit would enjoy a private outdoor amenity space of 11sqm.

The proposed ground floor extension and change to side window was previously assessed and granted consent under ref 2018/1575/P. The extension would part infill the side return and be constructed of matching materials and have no significant impact on the host building or surroundings in design terms.

By reason of its scale and siting the proposed extension would not impact on the amenity of neighbours through a loss of daylight, outlook or privacy.

Following comments from the Councils' Transport Officer, plans were revised to indicate covered and secure show cycle parking for 1 cycle for the ground floor flat. Although the cycle parking for the remaining units is not in strict compliance with London Plan requirements, given the constrained nature of the site, the proposed internal bike stores are considered acceptable in this instance. The new dwellings will be car-free as secured by s106 legal agreement.

No objections were received following public consultation. The planning history of the site and surrounding area were taken into account when making this decision.

The proposal is in general accordance with policies A1, D1, D2, H1, H3, H6, H7, CC5, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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.

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
Director of Economy, Regeneration and Investment