

Application ref: 2019/6437/P
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Date: 25 August 2020

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London Borough of Camden
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Nikasa Desgin & Build
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N12 0BP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1 Menelik Road
London
NW2 3RS**

Proposal:

Conversion of a single dwelling house into two self-contained flats (1x 3 Bed and 1x 2 Bed), erection of a single storey side and rear extension at ground floor, installation of a roof terrace at first floor level and a rear dormer window at roof level.

Drawing Nos: Design and Access Statement, Location Plan, 01 REV: 07, 02 REV: 07, 03 REV: 07, 04 REV: 07, 05 REV: 07, 06 REV: 07, 07 REV: 07 and 08 REV: 03

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:

Drawing Nos: Design and Access Statement, Location Plan, 01 REV: 07, 02 REV: 07, 03 REV: 07, 04 REV: 07, 05 REV: 07, 06 REV: 07, 07 REV: 07 and 08 REV: 03 (Last received 01/07/2020)

Reason:

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

- 4 Notwithstanding the approved drawings and before the development commences, details of secure and covered cycle storage area for 4 bicycles 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.

- 5 The roof of the ground floor extension, except the first floor roof terrace hereby permitted, shall not be used as a roof terrace and access to this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new external windows and doors(including jambs, head and cill); and

b) Typical details of new metal railing and full height side kick at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 7 The development hereby approved shall achieve a maximum internal water

use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site contains a two-storey semi-detached single family dwellinghouse. It is not located in a conservation area nor is it listed. The proposal includes the conversion of the single family dwellinghouse into two self-contained flats (1x 3-bed and 1x 2-bed), erection of a single storey side and rear extension at ground floor, installation of a rear roof terrace with metal railings at first floor level and a rear dormer window at roof level.

The conversion of the 6-bedroom dwellinghouse into 2x flats with the first and second floor flat being a 3-bedroom unit and the ground floor flat being a 2-bedroom unit; both of which are high priority in accordance with the Local Plan. Both dwellings would meet the London Plan minimum floorspace standards and nationally described space standard.

In accordance with Policy T2, the units would be secured to be car-capped for returning residents at the ground floor flat and car-free by section 106 legal agreement (s106). The number of car parking spaces on-site are also reduced to two. The submitted plans indicate that 2x bicycles for the ground flat could be stored in the garage and a lockable and enclosed bike storage for 2x bicycles would be provided for the first floor flat in the front garden behind the existing boundary wall. A notwithstanding condition would be attached to secure the provision of 4x long-stay cycle parking spaces.

The proposed rear and side ground floor extension would be full-width with a maximum depth of 4m from the rear elevation and a break at approximately half-width. The extension would be 3m high with a flat roof and a single aluminium rooflight which would allow additional light into the kitchen. The external walls of the extension would have white render to match the existing and the design is in keeping with the appearance of the existing building. It is observed that properties along this section of Menelik Road are stepped back gradually and the adjacent 3 Menelik Road has an existing rear extension on the western side. The proposed rear extension would only be 1m deeper than No. 3's rear extension. Due to this arrangement, it is considered that the impact on neighbouring amenities such as overshadowing and overlooking would be minimal. A condition would be attached to prevent the roof of the ground floor extension, except the proposed roof terrace, from being used as a terrace to prevent unreasonable overlooking of neighbouring premises.

The size and design of the proposed rear roof dormer window is smaller than that of No. 3, is in line with relevant guidance within the CPG (Design), and would be an subservient addition. The design and material of the dormer is

considered in keeping with the appearance of the existing building. There would be minimal impact on neighbouring amenities due to the location, size and orientation of the dormer window.

The proposed roof terrace sits on top of the rear extension and could be accessed from the living area of the first floor flat and act as the flat's only outdoor amenity space. The cill of 2x first floor rear windows would be lowered to form a glazed double door into the terrace. The terrace would be small at 6.8 sqm and located at the rear of the property. It would have 1.1m high metal railings and be chamfered on the corner to minimise potential impact on neighbouring amenities such as overlooking. It is not considered to adversely impact the character and appearance of the local area and host building. A condition is attached for details of the metal railing and external windows and doors.

- 2 One objection was received regarding the conversion of the single family dwellinghouse into 2x flats would create additional noise for neighbours. It is not considered that the creation of an additional household would materially increase noise and general disturbance over and above the existing situation. The planning and appeal 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 D1, D2, H6, H7, T1, T2 and A1 of the Camden Local Plan 2017; and policy 2, 3 and 8 of the Fortune Green & West Hampstead Neighbourhood Plan. The development also accords with the NPPF and the London Plan 2016.

- 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 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).
- 5 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.

- 6 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



Daniel Pope
Director of Economy, Regeneration and Investment