

Application ref: 2020/2180/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 17 September 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nicholas Taylor + Associates  
46 James Street  
London  
W1U 1EZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**36 Lancaster Grove  
London  
NW3 4PB**

Proposal:

Subdivision of a 1st floor 2-bed flat to create 2 x 1 bed flats (Class C3)  
Drawing Nos: 001 (Rev P2); M-1001 (Rev T2); M-2001 (Rev T2); M-3001 (Rev T2); E-1001 (Rev C1); E-2001 (Rev C1); E-4001 (Rev T2); E-7001 (Rev C1); E-8001 (Rev C1); M-4001 (Rev T2); 110 (Rev P1) 036 (Rev P1); Planning, design and heritage statement

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 The development hereby permitted shall be carried out in accordance with the

following approved plans:

001 (Rev P2); M-1001 (Rev T2); M-2001 (Rev T2); M-3001 (Rev T2); E-1001 (Rev C1); E-2001 (Rev C1); E-4001 (Rev T2); E-7001 (Rev C1); E-8001 (Rev C1); M-4001 (Rev T2); 110 (Rev P1) 036 (Rev P1); Planning, design and heritage statement

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

Informative(s):

1 Reasons for granting permission.

This application relates to 2 separate units on the first floor, which have extant planning permission ref. 2016/5813/P (dated 28/06/2017) to be consolidated into one 2-bed flat. It is understood that works to combine the units had been implemented before it was decided to take a change in approach and reinstate two 1-bed units.

Whilst the proposal results in a loss of a 2-bed unit, identified as a high priority unit size, it would create an additional unit, albeit of a lower priority size. On balance, and in the context of the wider scheme which provides a variety of unit sizes, the proposal is considered acceptable.

The units would be 49sqm and 50sqm. Whilst one unit falls just short of the 50 sqm minimum space standard for a 1-bed flat, it is a very minor shortfall and, given the scheme is a conversion with heritage constraints, is considered acceptable in this instance. Both units would be dual aspect with good outlook and daylight.

No external changes are proposed, so there will be no impact on the Belsize conservation area.

The proposal is considered to preserve the character and appearance of the conservation area and the special interest of the listed building. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Owing to the nature of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers.

Consistent with the wider development, the additional unit will be secured as car-free by a S106 legal agreement to ensure the development does not add to local parking pressures and promotes sustainable transport modes. Sufficient cycle parking has already been provided as part of the overall development to cater for the additional flat.

No objections have been received prior to making this decision. 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, H1, H6, H7, T1, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment