

Application ref: 2020/2543/P
Contact: Nathaniel Young
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Date: 3 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

DDWH Architects
7 Lovers Walk
London
N31JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
44 Parliament Hill
London
NW3 2TN

Proposal:
Amalgamation of flats 1 (lower and upper ground floor) and 3 (first floor) into one unit.
Alterations to rear windows and door.
Drawing Nos: 222-100, Existing: 222-101a, 222-102a, 222-103a, 222-105, 222-106,
Proposed: 222-204, 222-205, 222-206, 222-208, 222-209

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 and Hampstead Neighbourhood Plan Policies DH1 and DH2.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 222-100, Existing: 222-101a, 222-102a, 222-103a, 222-105, 222-106, Proposed: 222-204, 222-205, 222-206, 222-208, 222-209

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

Informative(s):

- 1 Reasons for granting permission:

Proposed amalgamation would be acceptable in principle. It would comply with Local plan policy H3 as there be no net loss of two or more units or residential floorspace. It would also comply with Hampstead neighbourhood plan policy HC1 as it would not involve the loss of studios, 1 or 2-bedroom units (merging of 2 x 3-bedroom units proposed).

The proposed replacement, double glazed, timber framed windows and doors would fit the existing openings and are considered to be of an appropriate design and materials which would be in keeping with existing style of fenestration. As such, the character and appearance of the subject property and wider conservation area would remain preserved.

It is not considered that there would be any significant detrimental impact to residential amenity. There would no increase in bulk or mass, no external plant equipment, no change to the building's entry point and no increase in the number of occupants.

Policy T2 (Parking and car free development) requires all new developments to be car free (no parking permit rights). The proposed amalgamation would create what is considered to be a new dwelling and as such would be subject to the requirement of policy T2. Car free (removal of parking permit rights) is to be secured by way of an S106 legal agreement. It is considered by officers that sufficient cycle parking space would be available in the dedicated private rear garden of the property. Securing a new cycle store or rack is not considered necessary in this instance given the proposal involves a decrease in the number of residential units and the newly created unit would have access to a sizeable private rear garden which can be used for storage.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies H3, D1, D2, A1, T1 and T2 of the Camden Local Plan 2017 and policies DH1, DH2 and HC1 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016, the London Plan intend to Publish 2019 and National Planning Policy Framework.

- 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 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.
- 5 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer