

Application ref: 2020/5235/P
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Date: 26 March 2021

Development Management
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Centro Planning Consultancy
Centro Planning Consultancy
104 St John Street
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EC1M 4EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1 and 2
24 Priory Road
London
NW6 4SG

Proposal:

Conversion of 1x2bed and 1x3bed flats into a 1 x 4bed flat including erection of single storey lower ground floor rear extension, following demolition of existing, with associated balcony at ground floor and external steps. Rear/side fenestration alterations at lower ground and ground floor level.

Drawing Nos: 01a; 01; 02; 03; 04i; 05i; 06i and 07i.

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 policies 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:

01a; 01; 02; 03; 04i; 05i; 06i and 07i.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal consists of the conversion of two existing flats to form a 4 bedroom duplex flat, resulting in the net loss of one residential unit. Although policy H3 seeks to protect existing housing, and states that the Council would not support the loss of two or more dwellings, the proposals are considered acceptable in this instance as they would result in the loss of just one unit and would provide a larger family dwelling. The proposed 4 bedroom unit would be of a high amenity standard for future residents through both the internal and external level of accommodation which would be provided.

The existing rear extension at lower ground floor will be demolished and a smaller depth full width extension is proposed to match the depth of No.26's rear building line. It will project 1m beyond its adjoining neighbour at No.22. The extension is considered to be subordinate and respects the prevailing pattern of development of the terrace. It will retain sufficient useable rear garden space.

The extension would be rendered to match the existing building which is acceptable. It will have metal fenestration. The first floor rear windows will also be replaced with metal doors in a similar fenestration style to those proposed below and found at the upper levels. Given its low siting at lower ground and ground floor level and location to the rear, the use of metal and a modern design would be acceptable and help differentiate it as a modern addition. At lower ground floor, the existing side entrance will be blocked up and existing window replaced with double glazing with the same siting, scale and detailed design which is considered acceptable.

The roof of the extension will provide a modest full width terrace of 1m in depth with external steps to the lower ground floor. It will be enclosed with metal railings. It is noted that terraces are not an uncommon feature along this side of Priory Road and it is acceptable in terms of its siting and scale. Public views of the development from the street would not be possible.

The proposal is considered acceptable in terms of its siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and conservation area.

Given the modest depth of the extension and associated terrace of 1m it is not considered to have a material impact on neighbouring amenity in terms of loss of light, privacy, overlooking or a sense of enclosure. Due to its depth a privacy screen on either side would not be required. The external staircase was revised to be set away from the boundary of No.22, it was originally unacceptable as it would result in loss of light and a sense of enclosure. Its relocation has addressed these concerns.

Normally in line with Policy T2 the development would need to be secured as car free through a S106 legal agreement. However the applicant has indicated that they will remain in the property following completion of the development so in this instance car-free development does not need to be secured.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan (2021) and the 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 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 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
Chief Planning Officer