

Application ref: 2020/5211/P
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Date: 30 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

Draw and Plan
141
Faraday Road
Wimbledon
London
SW19 8PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1 and Flat 5
21 Fawley Road
London
NW6 1SJ

Proposal:

Amalgamation of 2 x (1-bed and 2-bed) self-contained flats into 1x self-contained 4-bedroom flat on ground floor, alterations to side and rear fenestrations, addition of a side door to the front porch, and erection of a ground floor rear extension.

Drawing Nos: Location Plan, Heritage Statement, Design and Access Statement, PGA001 rev C, PGA002, PGA003 rev C, EGA001, EGA002 and EGA003 rev C

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Location Plan, Heritage Statement, Design and Access Statement, PGA001 rev C, PGA002, PGA003 rev C, EGA001, EGA002 and EGA003 rev C

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

Informative(s):

- 1 Reasons for granting permission:

The proposal would result in the net loss of 1 x 1-bedroom residential unit. Local Plan Policy H3 states that the Council would aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would form a larger home, the proposal would not be contrary to Policy H3 of the Camden Local Plan and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan and is considered acceptable. The proposal would result in the loss of 1 bed lower priority home to a 4 bed lower priority home. Given that the priority level would remain unchanged the proposal would be considered acceptable.

The new flat would comply with space standards and have good access to daylight/sunlight, particularly for the habitable rooms and access to private amenity space in the form of front and rear garden.

A single white timber glazed door would be installed on western flank wall within the front porch to provide the bedroom with direct access into the front garden. This alteration would not harm the architectural style or language of the existing integrated porch. It must also be noted that the front porch is set back from the public highway and screened by large tree and plants and would not harm the character or appearance of the building nor the surrounding streetscene. An existing door in the side elevation of the ground floor would be blocked and bricked which is considered acceptable. The rear elevation doors and windows of the existing ground floor extensions would be enlarged slightly and replaced by black metal fenestrations. An infill ground floor rear extension would be erected between the existing rear bay window and rear extension to connect the living room and kitchen. The new extension would include black metal fenestrations with full height glazing and a flat felt roof to match the fenestration of the existing rear extension. Due to their location at the rear, the proposed alterations and extension would not be visible from the street and are

considered to be simple, high quality and sensitive to the host property. Overall, the works are considered to be in keeping with the character and appearance of the building and the West End Green Conservation Area.

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

- 2 By virtue of the nature of the proposal, the works are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The applicant has indicated that they would remain in the property following completion of the development. Due to the property being amalgamated into a single unit, there would be reduced stress on the local parking requirements. Although new residential development is expected to be car free; under these circumstances it is considered that a car-free development does not need to be secured. Whilst no cycle parking has been provided, it is considered that sufficient space exists within the new flat and/or within the rear garden to accommodate cycles.

Given the limited nature of the proposed works, the imposition of a Construction Management Plan is not considered necessary in this instance.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. One comment questioning the timing and duration of the proposed building works was received. Noise from demolition and construction works and hours during which construction works can take place are subject to control under the Control of Pollution Act 1974. An informative would be attached to any permission reminding the applicant of this.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017 and policies 1, 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2019.

- 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+Re>

quirements+%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 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



Daniel Pope
Chief Planning Officer