

Application ref: 2020/5041/P
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Date: 31 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

14 Stratford Villas
London
NW1 9SG

Proposal: Amalgamation of 2x (1-bed and 4-bed) self-contained flats into 1x dwellinghouse (Class C3), erection of two-storey rear infill extension and installation of a rear roof terrace and balustrade.

Drawing Nos: 2010-001 Rev PL01, 2010-210 Rev PL01, 2010-215 Rev PL01, 2010-220 Rev PL02 and 2010-225 Rev PL02

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: 2010-001 Rev PL01, 2010-210 Rev PL01, 2010-215 Rev PL01, 2010-220 Rev PL02, 2010-225 Rev PL02, Heritage Statement and Design & Access Statement

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 1x 1-bedroom residential unit. Local Plan Policy H3 states that the Council will 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 family home, the proposal would not be contrary to Policy H3 of the Camden Local Plan and is considered acceptable. The proposal would result in the loss of a 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.

Whilst the internal arrangement within the existing 4-bed flat would be maintained, the floorspace of the existing basement 1-bed flat would be reconfigured into a gym and cinema room. The new dwellinghouse would 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.

The proposed two-storey rear infill extension would be at the rear (south-western corner) of the host building, not visible to the streetscene. The infill extension would be 2.8m wide and 2.3m deep to match the depth of the existing three-storey rear outrigger. On top of the new infill rear extension would be the proposed roof terrace with ornate metal balustrade. The infill extension would have a matching timber sash window on the first floor and a new casement toplight on the ground floor level. The external walls of the infill extension would be London stock brick to match the existing. Since the extension is more than a storey lower than the eaves of the host building, it is considered a subordinate addition. Furthermore, it is observed that nearby properties such as Nos. 10, 16 and 18 Stratford Villas have similar rear infill extensions and roof terraces. Given its rear location, design, scale and material, the infill extension and roof terrace are considered to be in keeping with the character and appearance of the hosting building and the wider Camden Square Conservation Area.

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 reduction on the local parking pressure. 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 given the reduction in dwellings. Whilst no cycle parking has been provided, it is considered that sufficient space exists within the host building or rear garden to accommodate cycles.

By virtue of the design, scale and location of the proposed development, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed terrace would sit between the existing and neighbouring closet wings and would not afford direct views into neighbouring windows.

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

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

As such, the proposed development is in general accordance with policies A1, D1, D2 and H3 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer