

Application ref: 2020/5360/P
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Date: 28 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Haines Phillips Architects
Tankerton Works
12 Argyle Walk
London
WC1H 8HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
148 Camden Street
London
NW1 9PA

Proposal:

Lower ground floor rear extension (retrospective) and conversion of rooms at ground and lower ground floor to non-self-contained accommodation.

Drawing Nos: GA 010 PE 01; GA 020 PE 01; GA 031 PE 01;
GA 020 PL 01; GA 030 PL 01; GA 031 PL 01; GA 032 PL 01;
GA 001-PL-01; GA 010-PL-03 dated 13/04/21; Design and Access Statement prepared by Haines Phillips Architects

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:

GA 010 PE 01; GA 020 PE 01; GA 031 PE 01;
GA 020 PL 01; GA 030 PL 01; GA 031 PL 01; GA 032 PL 01;
GA 001-PL-01; GA 010-PL-03 dated 13/04/21; Design and Access Statement
prepared by Haines Phillips Architects

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

- 3 Within 3 months of the date of this decision, the lower ground floor window should be obscure glazed and the lower part should be fixed shut and the window shall thereafter be retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring occupiers in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area, as shown on drawing GA 010-PL-03 dated 13/04/21 hereby approved, shall be provided in its entirety prior to the first occupation of the new unit, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The Council previously resolved to grant (September 2015) an identical proposal (ref: 2015/2906/P) subject to a legal agreement to secure the unit as car free. However the applicant did not sign the legal agreement and hence the application was refused.

The conversion of rooms to non-self-contained accommodation is considered acceptable. The Council aims to achieve mixed, inclusive and sustainable communities by seeking a range of housing types suitable for households and individuals with different needs. Policy H10 states the Council will support development of housing with shared facilities (houses in multiple occupation) provided that the development complies with any relevant standards for houses in multiple occupation.

The Council's HMO standards for bedsits indicate the minimum floorspace for a room where kitchen (not enclosed) is included is 12sqm (single) or 14sqm (double). The proposed bedroom with kitchen included would provide 15.38sqm floorspace (discounting the area of the stairs leading to the lower ground floor). Therefore the floorspace would meet the minimum HMO floorspace requirement for a double room. The toilet would not be self-contained and would be accessed from the communal hallway. All other facilities would be exclusive for the occupants of the bedsit.

The extension is built directly underneath the previously approved ground floor extension and so is tucked away. It would still allow a reasonable amount of external amenity space for the basement flat. The extension is finished in white render which is in keeping with the basement elevation and the neighbouring boundary wall. The white render has a sympathetic relationship with the side elevation of the approved extension which adjoins it above. The extension does not harm the appearance of the host property or the conservation area.

The extension has a single window. This window directly faces the bathroom window of the existing basement flat. As the window in the extension faces a bathroom window with obscure glazing there would be no harmful overlooking or loss of privacy to the occupiers of the basement flat. Nevertheless, if permission were granted a condition would be included requiring the window in the extension to be obscure glazed and the lower part of the window to be fixed shut.

Policy T2 requires all new developments in the borough to be car-free. This would be secured by legal agreement. The submission states a new lockable cycle space would be provided within the basement vault. Given the constraints of the site this is acceptable. The cycle store would be secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H6, H10, D1, D2, T1, T2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2021.

- 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 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.
- 5 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)

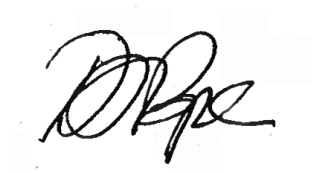
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Daniel Pope
Chief Planning Officer