

Application ref: 2021/0841/P
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Date: 10 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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AURAA LTD
54 Georgiana Street
London
NW1 0QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Garden flat & 1st floor flat
73 Canfield Gardens
London
NW6 3EA**

Proposal:

Conversion of 1 x 3 bed flat and 1 x 2 bed flat to 1 x 4 bed flat and 1 x 1 bed flat.
Replacement of two first floor rear windows. Installation of rear/side solar shade at ground floor.

Drawing Nos: 2064: EX:- 001, 100, 110, 120, 130, 140, 300 B, 310, 320 B

2064: PA:- 002, 100, 110 B, 120 B, 130 B, 140 B, 300 B, 310 B, 320 B

Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 drawings:

2064: PA:- 002, 100, 110 B, 120 B, 130 B, 140 B, 300 B, 310 B, 320 B

Reason:

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

- 4 The fire escape door at first floor level between flat A and the shared stairwell shall be alarmed and used only in the event of fire or emergency.

Reason: In order to provide a safe and secure development in accordance with policy C5 of the Camden Local Plan 2017, and to ensure an appropriate mix of unit sizes in accordance with policy H7 of the Camden Local Plan 2017

Informatives:

- 1 Reasons for granting permission:

The proposal would not result in the loss of any residential floorspace and the change of two units from a 3 bedroom flat and 2 bedroom flat to a 4 bedroom flat and 1 bedroom flat would not have significant bearing on the Council's dwelling size priorities as set out in policy H7. The proposed units would still provide a good standard of accommodation. Both units would also exceed the minimum size standards and have access to outdoor amenity space. Flat A will include a fire door at first floor to access the communal staircase. This has been conditioned to be used only in case of a fire emergency.

2 single glazed timber framed windows at rear 1st floor level will be replaced with 2 larger double glazed timber framed sash windows. These alterations have been approved under planning ref. 2020/4308/P and are still acceptable.

At ground floor level an aluminium solar shade will be installed on the rear elevation. It is noted that a similar timber/metal canopy has been erected on the rear of No.71 Canfield Gardens (ref. 2008/4116/P). Given its low level siting to the rear, it would not be visible from the street and it is acceptable.

The proposal is considered to preserve the character and appearance of the host property, streetscene and wider 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.

The proposed flats would not have any adverse impacts on the amenity of adjoining residential occupiers in terms of light, privacy, outlook or noise or disturbance. The configuration of the flats would not result in undue noise or disturbance for any adjoining occupiers. Given the siting and scale of the external alterations they are not considered to harm the amenity of neighbours.

No objections have been received in relation to the proposals. The planning history of the site and adjoining sites have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H3, H7, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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 typed name and title.

Daniel Pope
Chief Planning Officer