

Application ref: 2020/5972/P
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Date: 24 August 2021

Development Management
Regeneration and Planning
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Picardi Architects
LICHFIELD STUDIOS
119 OXFORD GARDENS
LONDON
W10 6NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
70 Oakley Square
London
NW1 1NJ

Proposal:

Sub-division of the upper floors to form 3 x 1 bed and 1 x 2 bed flats, minor extension to rear at ground level and installation of rear balcony and stair to garden level, associated internal and external alterations and hard and soft landscaping.

Drawing Nos: 001, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 rev A, 13, 14, 15 rev B, 16 rev A, 17, 18 rev A, 19 rev A, 20 rev B, 70, 71 rev A, 72 rev A, 90 rev A, Design & Access Statement dated 21/12/2020, and OS20 Annex document

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: 001, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 rev A, 13, 14, 15 rev B, 16 rev A, 17, 18 rev A, 19 rev A, 20 rev B, 70, 71 rev A, 72 rev A, 90 rev A.

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

- 4 A secure and covered cycle storage area for 6 cycles as shown on approved drawing nos 20 rev B and 90 rev A shall be provided in its entirety prior to the first occupation of any of the new units, 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the conversion of the existing single dwelling house into 4 new residential flats comprising 3 x 1 bedroom flats and 1 x 2 bedroom flat. The loss of a single dwellinghouse is considered acceptable as the provision of additional homes meets a priority land use of the Local Plan. Although the majority of the units would be lower priority 1 bedroom units, the building is a listed building and therefore there are constraints within the fabric and the provision of 3 additional homes in the borough is welcomed. All flats would comply with Camden's Planning Guidance and national space standards, and

would be dual aspect which would ensure they received an adequate amount of daylight and natural ventilation.

The proposals include the erection of a small extension to the rear closet wing which would remove the existing shed and the projecting WC, which is a benefit. A new steel balcony with stair case would be installed at rear ground floor level to provide access to the garden. Other minor alterations include various repair works to flat roofs, render and windows. Internal alterations would largely involve changes to modern harmful partitions and reinstate a more appropriate layout. Following revisions to the proposals including the removal of a 2 bed unit for a 1 bed unit to align with the space standards, replacement of a proposed sliding door with panelled doors, changes to the bathroom layouts, removal of the proposed rooflights, and confirmation that in historic parts of the house new doors and windows will be single glazed, the Council's Conservation Officer has confirmed the proposals are acceptable and would preserve the significance of the listed building. The internal subdivision would be done sensitively, and would not result in a harmful loss of historic fabric or plan form. In many instances, the proposals would be more in line with the original layout than existing.

The site has a PTAL rating of 6b. In line with planning policy all units within the development will be car-free, secured by S106 planning obligation. Covered cycle storage is proposed for 6 bicycles which meets London Plan standards. The installation and retention of the cycle parking shall be secured by condition.

Due to the nature of the proposals and the location of the small rear extension and balcony, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy.

One comment has been received from the Camden Town CAAC confirming that they welcome many aspects of the scheme. It was noted that the third floor flat (originally proposed to be a 2 bed flat) would not comply with building regulations and it was suggested that a 1 bed flat would be more appropriate. This unit was changed to a 1 bed flat at officer's request in order to meet the required space standards, which also overcomes the issue raised by the CAAC.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies H1, H6, H7, A1, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2021, and the National

- 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2021.

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 'DP', is placed over a faint, light grey rectangular background.

Daniel Pope
Chief Planning Officer