

Application ref: 2020/2440/P  
Contact: Nathaniel Young  
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Date: 18 August 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Tim Drewitt Associates  
53 Romney Court  
139 Haverstock Hill  
London  
NW3 4RX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**The Coach House**  
**22 Upper Park Road**  
**London**  
**NW3 2UP**

Proposal:

Change of use of side wing (coach house) at lower and upper ground floors to create a new 2-bed self-contained maisonette (Class C3) plus erection of rear and side extensions, relocation of stairs at rear elevation and enlarged window to existing garden flat at ground floor side elevation of main building.

Drawing Nos: Site location plan 01, Site location plan 02, Design and access statement, Lifetime homes and wheelchair housing, 22UPR/P2/01, 22UPR/P2/02D, 22UPR/P2/03C, 22UPR/P2/04B, 22UPR/P2/05C, 22UPR/P2/07C, 22UPR/P2/08

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- Site location plan 01, Site location plan 02, Design and access statement, Lifetime homes and wheelchair housing, 22UPR/P2/01, 22UPR/P2/02D, 22UPR/P2/03C, 22UPR/P2/04B, 22UPR/P2/05C, 22UPR/P2/07C, 22UPR/P2/08

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grilles, external doors and gates.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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.

- 6 The new residential dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies D1, D2 and A1 of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is a resubmission of the development granted planning permission on 29.6.17 under application ref: 2016/3897/P which has now expired. No amendments have been made since the previous approval. Site circumstances have not changed since then nor have relevant policies of the new Local Plan materially changed since then either. The proposal continues to be acceptable.

The proposed front elevation would remain mostly unchanged. The two window reveals at the upper level would remain solid and the new front door would replace an existing front door. This would preserve the character and appearance of the conservation area. Roof lights would be included above the new kitchen. These would be screened by a parapet wall and would not result in a visually obtrusive feature in the streetscene.

The proposed rear extensions would be staggered. A rear extension would project 4.2m from the rear building line of the main house. A deeper element would run alongside the flank elevation of no. 20 Upper Park Road; this would protrude approximately 7m from the rear building line of the property. The proposed roof extension will not be visible from the street scene and thereby it is considered that the proposed extensions would preserve the character and appearance of the conservation area. The width of the rear extension would expand across the side element of the property. It would not splay across the main part of the villa property. The depth would not exceed the two storey element at no. 22. The proposed extensions would be single storey with a glazed roof. It is considered that the extensions would appear subordinate to the parent property and that enough garden space would remain to preserve the character and appearance of the conservation area.

The balcony to the rear of the main house would be retained as existing. The balcony would be altered to accommodate the new rear extension but retained at same height and width. The alterations to the balcony at the rear of the side element are considered to be acceptable and the alterations would be in keeping with the character and appearance of the host property and wider conservation area.

The enlarged side window to the garden flat within the main house will provide additional light into the kitchen and is considered acceptable.

The adjacent property at no. 22 Upper Park Road is a subordinate 'coach house' attached to the main dwelling of number 22. The coach house has primary windows on the front and rear elevations and a window on the flank party wall which serves a kitchen. The kitchen at no. 22 Upper Park Road looks directly onto the balcony and garden of no. 20. This relationship is not considered to provide privacy to either occupant. The proposed works would include the relocation of the existing staircase to the northern balcony side of the coach house. The main building lines of the existing side element would have no further alterations. The window of no. 20 serves a kitchen which is not considered a primary habitable room therefore its outlook does not need to be protected.

- 2 The lower floors of no.22 are occupied as a separate flat. The proposed single storey extension would be in close proximity to the habitable room window of the garden flat. The proposed extension would intrude a 45 degree splay taken from the centre of the habitable bedroom window which would result in some reduction of daylight. However the extension would be positioned to the south west of the window. This would not affect the morning or midday sun achieved by these habitable room windows. The late evening sun may be affected but this is already limited by the two storey 7m deep element at no. 20 Upper Park Road. Considering that the proposed extension would be single storey and would be located adjacent to an existing two storey element, it is not considered that the proposal would have a significant impact upon the residential amenity of the garden flat. Indeed it is noted that the remaining windows of the garden flat would be unaffected by the proposed extension.

The proposal would include the relocation of the external spiral staircase. This would be repositioned approximately 0.6m from the bedroom window of the ground floor flat, to its side. Although the relocation of the external staircase would be different it is not considered necessarily to be harmful. The upper floors of the main property have access to the garden. Therefore by nature of the garden being shared, a level of overlooking into the garden floor flat occurs as existing. The relocation of the stairs to the side of the garden window where a balcony platform exists above is also not considered to significantly impact the amount of daylight or sunlight received into this room. It is therefore not considered that the location of the spiral staircase would have any increased impacts of overlooking or loss of daylight and sunlight upon the garden flat.

The proposed unit would accommodate two bedrooms and would have access to a patio area to the rear as well as the shared garden. The total proposed floorspace of the unit is 70sqm; this exceeds the three person minimum standard of the National Housing Space Standards. The bedrooms would be 11.5sqm and 11.2sqm which meets the minimum recommended floorspaces. A lifetime homes assessment has been submitted which indicates all criteria that can be achieved and provides a robust justification if a criterion cannot be met. The proposal would have a level access and bedroom, kitchen, WC and living area on the ground floor, another bedroom and bathroom and bedroom would be located upstairs. All habitable room windows would have access to daylight and ventilation. The proposed unit is considered to provide an acceptable level

of amenity for future occupants, subject to condition that the accommodation meets to new Building regulations part M4(2).

The additional 2 bedroom unit would need to be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. This would be secured through a S106 legal agreement if planning permission is granted, and would prevent future occupiers from obtaining on-street parking permits.

It is considered that there would be sufficient storage for waste and recyclable within the self-contained unit or to the front of the unit. The kitchen is level with the road and therefore arrangements for bin collection are considered acceptable.

It is considered that cycle parking can be accommodated within the property or to the front of the property. A condition is attached requiring details of 2 cycle parking spaces to be submitted for approval.

- 3 No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2, A1, H1, H3, H6, H7, C6, T1 and T2 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended to publish (2020) and National Planning Policy Framework (2019).

- 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.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 9 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 10 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 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 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope  
Chief Planning Officer