

Application ref: 2021/3602/P
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Date: 2 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Alison Gwynne Architect
36 Oaklands Avenue
West Wickham
BR4 9LF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15 Bartholomew Villas
London
NW5 2LJ**

Proposal:

Conversion of 2 flats into a single dwelling house and external alterations at rear ground floor including replacement of french doors and increase in size of a window.

Drawing Nos: 2102_001_P, 2102_002_P, 2102_010_P (Rev A), 2102_011_P (Rev A), 2102_012_P (Rev A), 2102_013_P (Rev A), 2102_020_P, 2102_021_P, 2102_022_P, 2102_110_P (Rev B), 2102_111_P (Rev A), 2102_112_P (Rev A), 2102_113_P (Rev A), 2102_120_P (Rev A), 2102_121_P (Rev A), 2102_122_P (Rev A), Design and Access statement 07/09/21

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- 2102_001_P, 2102_002_P, 2102_010_P (Rev A), 2102_011_P (Rev A), 2102_012_P (Rev A), 2102_013_P (Rev A), 2102_020_P, 2102_021_P, 2102_022_P, 2102_110_P (Rev B), 2102_111_P (Rev A), 2102_112_P (Rev A), 2102_113_P (Rev A), 2102_120_P (Rev A), 2102_121_P (Rev A), 2102_122_P (Rev A), Design and Access statement 07/09/21

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal is for a conversion of a 3 bed flat and a 1 bed flat into a single family dwellinghouse, plus the alteration of the ground floor window and replacement of the rear French doors, both with aluminium frames.

In terms of policy H3 which aims to protect existing homes and floorspace from conversion, it states that the Council should resist development that would involve a net loss of residential floorspace which also results in the net loss of two or more homes. Because two units are merging to become one larger unit, the net loss is only one unit and complies with this policy. The proposal retains all of the existing residential space and therefore is acceptable in principle.

The minimum GIA for a 3 bed property for 5 people over three floors as set out in the National Technical Standards is 99sqm. The new house comfortably exceeds this and will have ample light, outlook and ventilation. The reduction from 2 units to one will also reduce potential onstreet parking and traffic generation.

The proposed external alterations at the rear are minor in scope. Although the materials will be aluminium which do not match the existing timber frame materials, they reflect a sympathetic approach as this is on the ground floor and the other original timber frames are being retained. This is considered acceptable and will not harm the character and appearance of the property or

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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and H3 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer