

Application ref: 2021/2653/P
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Date: 9 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

North Architects Studio Limited
32 Bayston Road
Stoke Newington
London
N16 7LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Kingdon Road
London
NW6 1PJ

Proposal:
Conversion of 2 flats into 1 maisonette at lower ground and upper ground floors.
Drawing Nos: 417-001; 417-010; 417-011; 417-020; 417-021; 417-022; 417-111;
Design and Access Statement by North Architects dated May 2021.

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- 417-001; 417-010; 417-011; 417-020; 417-021; 417-022; 417-111; Design and Access Statement by North Architects dated May 2021.

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

Informative(s):

1 Reasons for granting permission.

The proposal would amalgamate two flats, resulting in the loss of one unit. Part (c) of Local Plan policy H3 resists the loss of two or more homes. Policy H1 of the Fortune Green and West Hampstead Neighbourhood Plan (NP) supports the provision of a range of different unit sizes, including three and four bedroom homes for families where appropriate. Planning permission (ref 2007/4241/P dated 06/11/2007) was granted for the change of use of two self-contained flats at basement and ground floor levels to a self-contained maisonette. This resulted in the loss of 1 residential unit.

The proposal now seeks a conversion of 2 flats into 1 maisonette at lower ground and upper ground floors that would result in a loss of another residential unit. From 2006 there has been 2 planning applications for conversions. Taking into account all the valid planning consents involving the loss of homes, the proposal together with the 2007 scheme would result in the cumulative loss of 2 residential units. The existing arrangement includes a studio flat at ground floor level where the internal layout is restricted and is undersized at 32 sqm. The proposal achieves a better functioning 4-bed family home which would create a better quality family home which on balance is considered acceptable.

A 3-bed, 6-person dwelling over 2 floors is required to have a minimum gross internal floor area (GIA) of 102 sqm. The proposed maisonette would result in a GIA of approximately 161 sqm which would amply comply with the Technical Housing Standards.

The proposal would not include any external works and would not have an impact on the amenity of adjoining residential properties.

Policy T2 states that all new development should be car-free. The Fortune Green and West Hampstead NP states that development will be supported which include the appropriate provision of car-free or car-capped developments. The proposal would result in the reduction in the number of units therefore reducing the demand for parking permits. In this instance the aims of the policy would be met as the development itself would reduce the use of private motor vehicles and pressure for on-street parking.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H3, H6, H7 and T2 of the Camden Local Plan 2017 and policies H1 and H7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2021 and

of the National Planning Policy Framework 2021.

- 2 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.
- 3 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).
- 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



Daniel Pope
Chief Planning Officer