

Application ref: 2021/4915/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 12 January 2022

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

JPB ARCHITECTS
Brook House
54a Cowley Mill Road
Uxbridge
UB8 2FX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 Berkley Road
London
NW1 8YR

Proposal:
Proposed amalgamation of 2 maisonettes into 1 single family dwelling.

Drawing Nos: 112 (Rev P5); 110 (Rev P2); 101 (Site Location Plan)

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 policy 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

112 (Rev P5); 110 (Rev P2); 101 (Site Location Plan)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application site is within the Primrose Conservation area. It is not listed but makes a positive contribution to the character and appearance of the conservation area.

The proposal involves the amalgamation of the lower ground and ground floor 1 bed flat, and the first, second and third floor 3 bed flat to form one 3 bed dwelling house.

Whilst the proposal would result in the net loss of 1 residential unit, it would not result in the loss of residential floorspace and would therefore be in accordance with Policy H3 of the Camden Local Plan 2017.

The Technical Housing Standards - Nationally Described Space Standard 2015 specifies a minimum GIA (Gross Internal Area) of 99 sq.m for a 3 bed (5 bedspace) unit over 3 floors. The proposed unit would comprise of 5 floors with the internal walls on the ground and first floors to be removed, and as such the GIA (approx. 202 sq.m) surpasses this standard. The proposed bedrooms on the second and third floors would remain as existing, and there are no proposed changes to the internal height or external appearance. The unit would provide an acceptable quality of accommodation in terms of access to daylight and sunlight, with the unit being dual aspect, and amenity space would be provided in the rear garden. Given the above assessment, the proposal represents a good quality of accommodation.

Whilst the proposed dwelling would be a new unit of occupation, it would represent a reduced impact in terms of car parking and parking stress, which accords with the overall aims of Policy T2 of the Camden Local Plan 2017.

No objections were received prior to making this decision. The Primrose Hill Conservation area advisory committee commented to acknowledge the loss of one unit in accordance with Camden's planning policy and raised no objection. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2 of Camden Local Plan 2017, and the Technical Housing Standards - Nationally Described Space Standard (2015). The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) by email at streetnaming@camden.gov.uk

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 above the printed name.

Daniel Pope
Chief Planning Officer