

Application ref: 2021/5815/P
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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

Jeff Kahane + Associates
30 Murray Mews
London
NW1 9RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**30 Thurlow Road
London
NW3 5PH**

Proposal:

Change of use of lower and upper ground floors from two self-contained flats to one self-contained maisonette; replacement of upper ground floor conservatory at the rear by a raised terrace with new stairs down to garden; minor changes to windows/doors including two new windows at rear; alterations at front (new raised fence on side boundary and resurfacing of driveway)

Drawing Nos: 845_OS_001 & 002;

845_EX: 110, 120, 130, 200, 210, 300, 310, 320, 330, 340, 350, 360;

845_PL: 110, 120, 130, 200, 210, 300, 310, 320, 330, 340, 350, 360, 370;

Design & Access Statement (Jeff Kahane & Associates - November 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 drawings:
845_PL: 110, 120, 130, 200, 210, 300, 310, 320, 330, 340, 350, 360, 370

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The amalgamation of two dwellings into one has been assessed as not constituting development in appeal decisions (e.g. APP/X5210/X/17/3172201 - 3 Wildwood Grove, London, NW3 7HU - decided 15/01/2018). Nevertheless, in this case, in which planning permission is needed, there would be a net loss of one dwelling only and no loss of residential floorspace. Consequently, the proposal is not contrary to policy H3 of the Camden Local Plan regarding the loss of residential accommodation and loss of 2 or more units.

The Technical Housing Standards - Nationally Described Space Standard (2015) document specifies a minimum GIA (Gross Internal Area) of 106 sqm for a 4 bed (6 bedspace) unit over two floors. The proposed unit would have a GIA of 192 sqm, surpassing this standard.

The proposed bedrooms would also all exceed the minimum size requirements (i.e. 7.5 sqm for a single bedroom and 11.5 sqm for a double bedroom). The unit would provide an acceptable quality of accommodation in terms of natural light provision within habitable rooms, dual aspect and adequate outlook and a well-sized private rear garden. Given the above assessment, the proposal represents a good quality of accommodation.

The proposals involve replacing the conservatory on the upper ground floor level in the middle of the rear elevation with a raised terrace balcony enclosed by railings with plant boxes (with external stairs up from the lower ground floor/garden), installing two new windows and changing others in the rear elevation, and various minor alterations at the front (e.g. new gravel driveway, raised boundary fence and change to the entrance to the lower ground floor flat). These are acceptable and would not harm the appearance of the building or the character or appearance of the Conservation Area. The new surfacing at front with sustainable drainage is welcomed.

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 proposals would not result in any significant loss of amenity for any neighbouring occupiers. No extensions to the building are proposed so there would be no overshadowing or overbearing effects on any neighbouring rooms or gardens.

The proposed balcony and external access stairs would result in no more additional overlooking than that which occurs from the existing conservatory or upper floor windows. The new balcony would result in no more noise or disturbance than that which might occur from the existing garden.

The raised fence on the boundary with 30a Thurlow Road to the north would not overshadow or be overbearing upon any principal windows or the garden at this site.

No comments were received following statutory consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies H3, A1, D1 and D2 of the London Borough of Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, The London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer