

Application ref: 2021/3707/P
Contact: Josh Lawlor
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Date: 18 February 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

Archcore Architects
First Floor
85 Great Portland Street
London
W1W 7LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**10 Richborough Road
London
NW2 3LU**

Proposal:

Erection of wrap-around rear extension as approved under ref. 2020/5391/P (dated 08/07/2021) and conversion of dwelling house in 3 x self-contained residential units.
Drawing Nos: 000, 010, 020, 020, 110, 111, 112, 120, 130.

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: 000, 010, 020, 020, 110, 111, 112, 120, 130.

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

- 3 Cycle facilities details as shown on the drawings hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, 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.

- 4 The development shall be constructed with an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating the kitchen/diner of the ground floor flat from the rear bedroom of the flat above, and the kitchen/bathroom of the first floor flat from the bedroom of the flat below.

The sound insulation measures shall be installed prior to first residential occupation of the flats and shall be permanently retained thereafter.

Reason: To ensure that the amenity of occupiers of the development is not adversely affected by noise from elsewhere within the development, in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted on 08/07/2021 for a wraparound extension to the ground floor under Ref. 2020/5391/P. The drawings for this application show the approved extension.

Policy H1 aims to maximise Camden's capacity for housing. The proposed conversion would result in the net increase of 2 units, with the provision of a studio and 1 bedroom flat at ground and a 2 bedroom flat at first floor level, in place of the existing 4 bedroom dwellinghouse. Policy H7 identifies 2 and 3 bedroom market housing units as high priority. The proposed development would therefore contribute to meeting the priorities set out in policy H7 and maximising the supply of additional homes in the borough and is considered acceptable in principle.

The self-contained flats would have gross internal areas (GIA) which exceed the national minimum requirements as set out by the Technical Housing Standards 2015. The flats would have an acceptable outlook and would have direct natural light, ventilation and good outlook. The rear garden would be subdivided so that multiple units would have access to private outdoor amenity

space. The proposed layout would provide a good standard of accommodation, with adequate room sizes. In order to limit harmful noise transmission from living areas to bedrooms on upper floors, a condition would be added to secure enhanced sound insulation between the flats.

In terms of transport, the proposed development would be car-free to ensure no additional parking congestion occurs in the area. This would be secured by way of a section 106 legal agreement. The proposal incorporates a secure and enclosed cycle store with space to accommodate 6 cycles, within the rear garden. This satisfies the requirement of policy T1. The timber design of the cycle stores is considered to be appropriate for the garden setting, and the provision of these stores will be secured via a compliance condition.

No objections were received prior to making this decision. The London Borough of Barnet were consulted and made no comment on the application. 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, A4, D1, H1, H6, H7, CC1, CC2, CC3, T1 and T2 of Camden Local Plan 2017 and policies 1, 2 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016, the London Plan 2021 and 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer