

Application ref: 2021/4125/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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Architecture for London  
3-5 Bleeding Heart Yard  
London  
EC1N 8SJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**58 Aberdare Gardens**  
**London**  
**NW6 3QD**

Proposal:

Change of use from a 5 bed maisonette to 2 flats on the ground and first floors, the installation of a 1st floor side elevation window and alterations to the front garden boundary wall and landscaping

Drawing Nos: EX101; EX102; EX103; EX104; EX201; EX202; EX203; EX301; EX302; 100047474; DM101; DM102; DM103; DM104; DM201; DM202; DM203; DM301; DM302; GA101; GA102A; GA103; GA104; GA201; GA202; GA203; GA301; GA302; Design and Access Statement prepared by Architecture for London dated August 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-  
EX101; EX102; EX103; EX104; EX201; EX202; EX203; EX301; EX302;  
100047474; DM101; DM102; DM103; DM104; DM201; DM202; DM203;  
DM301; DM302; GA101; GA102A; GA103; GA104; GA201; GA202; GA203;  
GA301; GA302; Design and Access Statement prepared by Architecture for  
London dated August 2021

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.

- 4 The new side elevation window at first floor level shall be obscured glazed prior to occupation and shall be permanently maintained as such.

Reason: To safeguard the residential amenity of neighbouring occupiers and prevent overlooking in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit 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.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period

of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposal involves the conversion of the ground floor and first floor maisonette into two 2/3 bedroom self contained flats plus associated works. The third floor is currently in use as a self contained flat.

A side elevation window would be reinstated at first floor level which would serve a kitchen. The window would be timber framed and would match the existing windows which is considered acceptable in design terms. Works to the front boundary treatment include extending the front boundary wall in height to match the neighbouring property, installation of new permeable hardstanding and the introduction of soft landscaping to the front driveway. These works are considered to be welcome in partly restoring the original front garden landscape and would enhance the character of the host dwelling, streetscene and the conservation area. More details of this landscaping, paving and planting would be required by condition.

The mix of units is acceptable as 2 and 3 bedroom units are considered to be 'high priority' according to Local Plan policy H7. The gross internal area of the proposed flats are sufficient size to facilitate the provision of a 2 bed flat and 3 bed flat under the National Housing Standards (i.e. 95.8 sqm & 169.6 sqm) and the room sizes would be sufficient with natural daylight being provided to each of the habitable rooms. Overall, the standard of accommodation provided by the proposed conversion is considered appropriate and acceptable.

In terms of amenity a condition will be attached to secure the side elevation will be glazed to prevent any overlooking into the neighbouring property. Although this window would serve a kitchen, this room would also be served by other windows and would still receive adequate amount of daylight and sunlight. The conversion will not harm neighbouring amenity.

All new housing, including change of uses, are required to be car-free in accordance with policy T2 of the Local Plan. A legal agreement is therefore needed to ensure that future occupiers are prevented from obtaining on-street parking permits. Furthermore, to comply with the Council's policies for sustainable transport, the proposal is required to provide 4 long-stay cycle parking spaces. This provision is feasible within the front garden and a condition is attached accordingly.

It is considered that there would be sufficient storage for waste and recyclable within the self-contained units or in the front garden.

No objections were received prior to making this decision but one comment was received from a local group regarding the front garden landscape. This and the application 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, A2, A3, D1, D2, H6, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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](http://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