

Application ref: 2020/2867/P  
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Date: 28 June 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

RPS Group  
20 Farringdon Street  
London  
EC4A 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**17-19 Ebbsfleet Road  
London  
NW2 3NB**

Proposal:

Amalgamation of 6 x 1 bed flats to form 4 x 2 bed flats with alterations to fenestration, raise boundary wall height and formation of waste and cycle stores (Use Class C3).  
Drawing Nos: 1005-X01\_p03, 1005-X-06\_p2, 1005-X-07\_p2, 1005-X-08\_p2, 1005-X-09\_p2, 1005-X-04\_p2, 1005-X-05\_p2, 1005-X-10\_p2, 1005-OD-01\_p2, 1005-OD-02\_p2, 1005-OD-03\_p2, 1005-OD-04\_p2, 1005-OD-06\_p2, 1005-OD-07\_p2, Planning Letter Ref: JW/TJ/24969 dated 11/08/2020 by RPS, & Design & Access Statement Rev.1 dated August 2020 by Living Architects.

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 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: 1005-X01\_p03, 1005-X-06\_p2, 1005-X-07\_p2, 1005-X-08\_p2, 1005-X-09\_p2, 1005-X-04\_p2, 1005-X-05\_p2, 1005-X-10\_p2, 1005-OD-01\_p2, 1005-OD-02\_p2, 1005-OD-03\_p2, 1005-OD-04\_p2, 1005-OD-06\_p2, 1005-OD-07\_p2, Planning Letter Ref: JW/TJ/24969 dated 11/08/2020 by RPS, & Design & Access Statement Rev.1 dated August 2020 by Living Architects.

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

- 4 Notwithstanding the details shown on the plans hereby approved, prior to the first occupation of the development hereby approved, details of secure and covered cycle storage for 8 cycles shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the 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.

#### Informative(s):

- 1 Reasons for granting permission:

The host building comprises two semi-detached properties which have been amalgamated to form 6 x 1 bed flats. The six existing flats are currently in a dilapidated state, they are generally of a poor layout and some fail to meet space standards forming a poor quality of accommodation. The application proposes internal works to amalgamate these units to form 4 x 2 bed flats, alongside minor external works to alter fenestration, raise the front boundary wall height and to form cycle and waste stores.

The applicant is Notting Hill Genesis, a Registered Social Landlord (RSL) on Camden's approved list. In developing the site, they intend to provide two properties as affordable houses (London Affordable Rent), with the remaining two retained as properties for market rent/sale.

Policy H3 of the Camden Local Plan resists the loss of two or more units unless it enables sub-standard units to meet current space standards (generally relating to dwellings 20% below standard where the loss is no greater than needed to meet the standards). The loss of one unit is provided for by policy H3 regardless of the exceptions set out in policy. Two of the existing flats fall

significantly below the nationally described space standard (flats 1 and 4), and one of these is more than 20% below (flat 1).

Flat 1 could be amalgamated with the rear ground floor flat, and result in the loss of only one flat. However, the resulting layouts would be awkward, vertical stacking would be poor, and Flat 4 would still be 12% below standards. The proposal made here would therefore provide homes with an optimised, improved, and more rational layout that meets nationally described space standards. As such, in this instance, the proposal to amalgamate 6 x 1 bed flats to form 4 x 2 beds can be considered acceptable in compliance with policy H3.

Under policy H7, 2-bed dwellings have a higher priority than 1-bed dwellings in both the market and social-affordable rented sectors. The applicant is an RSL and proposes to lease two of the flats at London Affordable Rent levels which is welcomed. As there is no additional residential floor-space or homes proposed, this cannot be secured by legal agreement. Nonetheless, the proposed flats better satisfy the dwelling size priorities than the existing flats regardless of the tenure.

On balance, the proposal is acceptable under the exceptions of policy H3, and supported by the improved mix in relation to policy H7 of the Camden Local Plan.

Minor alterations to the fenestration are proposed including the installation of ground floor side access doors in place of glazing, and shift in position of first floor side bathroom (obscured) window. These are deemed to be minor alterations and would not impact on the overall character of the building or surrounding area.

The increase in height of the front boundary wall is considered to be acceptable in design terms; the wall has a stepped design as existing and there are a number of different designs, heights and material finishes of front boundary walls through the street. The wall would also help to obscure the proposed bins store which is considered to be acceptable.

8no. cycle storage spaces have been shown on the floorplans which appear to be acceptable in principle. The design of the cycle storage units shown within the Design and Access Statement, coupled with the siting of the front two stores raises some concern in terms of design. As such, notwithstanding these details, full details of cycle storage shall be required by condition to ensure appropriate cycle storage is secured.

- 2 CPG Transport states that the Council will expect all new residential development to be car-free, including redevelopments (and changes of use) with new occupiers in compliance with policy T2 of the Camden Local Plan, and that the Council will require any development to be 100% car-free if the development is to have new occupiers. The agent has agreed to the development being made car-free, which shall be secured by s106 legal agreement.

As such, the proposed development is in general accordance with policies 1 &

2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), A1, D1, H3, H7, CC5 & T1 of the London Borough of Camden Local Plan 2017, The London Plan (2016), Intend to Publish London Plan (2019), Technical Housing Standards - Nationally Described Space Standard (2015), and the National Planning Policy Framework (2019).

- 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 5 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 London Borough of Camden 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 centered on the page.

Daniel Pope  
Chief Planning Officer