

# 37 and 43 Avenue Close, Avenue Road, NW8 6DA (2022/2281/P)



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1. External view of the flats indicating their location within the building (no external alterations proposed)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	02/09/2022
		N/A / attached	<b>Consultation Expiry Date:</b>	06/08/2022
<b>Officer</b>		<b>Application Number(s)</b>		
Sofie Fieldsend		2022/2281/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
37 and 43 Avenue Close Avenue Road London NW8 6DA		See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Conversion of two flats into a 1 x 7 bed flat at ground and 1st floor				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on the 13/07/2022 and the consultation period expired on the 06/08/2022.</p> <p>3 objections were received during this consultation period and they can be summarised below:</p> <ol style="list-style-type: none"> <li>1. Land use: <ul style="list-style-type: none"> <li>• loss of residential unit</li> <li>• result in a very large unit out of keeping with the remainder of flats on the Estate and overcrowding.</li> </ul> </li> <li>2. Construction: <ul style="list-style-type: none"> <li>• staircase being built will affect structure of the building, plumbing and heating to No.41 Avenue close</li> </ul> </li> <li>3. Other: <ul style="list-style-type: none"> <li>• affect the market value of No.41 Avenue close</li> <li>• Avenue Close Tenants Association will not give consent for works to be carried out</li> </ul> </li> </ol> <p>Officer response:</p> <ol style="list-style-type: none"> <li>1. See section 3 of the report</li> <li>2. Covered by building control regulations not planning</li> <li>3. Not material planning considerations</li> </ol>					

## **Site Description**

The site is four storey block of flats, avenue close is located off Avenue Road. No.43 occupies the ground floor and No.37 is stacked directly above it at first floor.

The site is not listed or located within a Conservation Area.

## **Relevant History**

### **Application site**

None relevant

## **Relevant policies**

### **National Planning Policy Framework (2021)**

### **London Plan (2021)**

### **Camden's Local Plan (2017)**

Policy H3 – Protecting existing homes

Policy A1 – Managing the impact of development

Policy D1 – Design

### **Supplementary Guidance**

CPG Design (2021)

CPG Home improvements (2021)

CPG Amenity (2021)

## **Assessment**

### **1. Proposal**

1.1 Planning permission is sought for Conversion of two flats into a 1 x7 bed flat at ground and 1st floor. Flat 43 contains a 3bed flat and 37 provides 5 bedrooms.

1.2 No external alterations are proposed.

### **2.0 Assessment**

2.1 The main considerations in relation to this proposal are:

- Land Use
- Design and Appearance
- Impact on the amenity of adjoining occupiers
- Transport

### **3.0 Land Use**

3.1 Objections were raised about the loss of a single unit and the creation of a larger 7bed flat being out of character within the building.

3.2 Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3.

3.3 Policy H7 seeks to secure a range of homes of different sizes, under this policy a 7 bed flat would be classified as a large home and given that only two units are being combined within the building to provide a larger home this would be acceptable and a range of smaller units within the building would remain. The proposal will result in one less bedroom than the existing so it cannot be argued that the new unit would result in overcrowding compared to the existing arrangement.

### **4.0 Design and Appearance**

4.1 No external alterations are proposed and therefore there is no harm to the character and appearance of the host property or streetscene.

### **5.0 Amenity**

5.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing. No external alterations are proposed and therefore there is no harm to the amenity of neighbouring properties.

5.2 The new flat would provide 387sqm of floorspace for future occupiers, it is considered that the flat would provide good quality accommodation in terms of floorspace, light and outlook.

### **6.0 Transport**

6.1 Normally in line with Policy T2 the development would need to be secured as car free through a S106 legal agreement. However the applicant has indicated that they will remain in the property

following completion of the development so in this instance car-free development does not need to be secured.

6.2 Furthermore, whilst the proposed home 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 Local Plan policy T2.

## **7.0 Recommendation**

7.1 Grant conditional planning permission.

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th August 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/2281/P  
Contact: Sofie Fieldsend  
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Date: 3 August 2022

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MO Group  
62 Issigonis House  
Cowley Road  
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undefined

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**37 and 43 Avenue Close**  
**Avenue Road**  
**London**  
**Camden**  
**NW8 6DA**

# DECISION

Proposal:

Conversion of two flats into a 1 x7 bed flat at ground and 1st floor

Drawing Nos: Site location plan; 37 430AC/ A01 (existing); 37 430AC/ A01 (proposed); 37 430AC/ A03; 37 430AC/ A04 and fire safety 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 The development hereby permitted shall be carried out in accordance with the following approved plans:



Site location plan; 37 430AC/ A01 (existing); 37 430AC/ A01 (proposed); 37 430AC/ A03; 37 430AC/ A04 and fire safety plan.

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 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

Chief Planning Officer