

Application ref: 2022/2607/P
Contact: Alex Kresovic
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Date: 23 August 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

Lufti Vala
15 Ashfield Road
London
W3 7JE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Rosslyn Heights
Flat 3 & 4
Belsize Lane
London
Camden
NW3 5AB

Proposal: Amalgamation of two flats to create a single residential unit.

Drawing Nos: LP-01; 04-RH-01P; 04-RH-02P; 04-RH-03P; 04-RH-04P, letter dated 16/06/2022 and Design and Access Statement dated 16/06/2022.

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: 04-RH-03P & 04-RH-04P.

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

Informative(s):

1 Reasons for granting permission;

The proposed development seeks to amalgamate units 3 and 4 to create a large single residential unit. Units 3 and 4 are located on the first and second floors of the existing four storey dwelling.

The proposal includes the minor alterations to install a new internal stairway, namely to link together the two units. No external works are sought. As such, the proposal would not cause harm to neighboring amenity in terms of loss of light, outlook or privacy.

Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. No loss of residential floorspace is proposed as a result of this development. The proposal is for the conversion of the existing 2 bed unit at first floor level and 2 bed unit at second floor level into a single 4 bed unit. The proposed larger unit would provide a good standard of accommodation and provide a larger family-sized dwelling which is welcomed.

The subject site is located within the Fitzjohns Netherhall Conservation Area and the proposal would not create any adverse impact to the Conservation Area.

Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of 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



Daniel Pope
Chief Planning Officer