

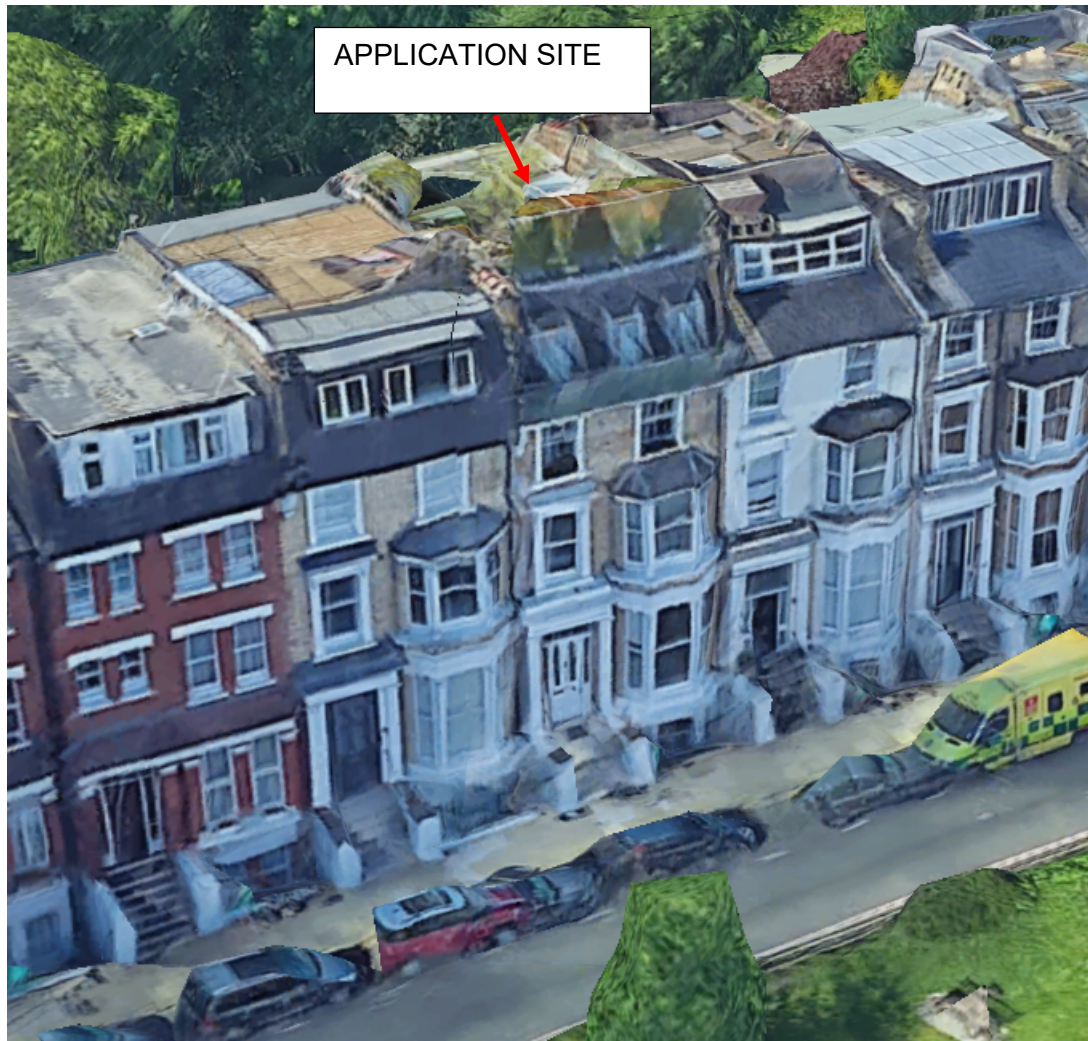
## 41 Primrose Gardens, NW3 4UL (2022/1832/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

**41 PRIMROSE GARDENS, LONDON (2022/1832/P)**

**SITE PHOTOS**





41 Primrose Gardens ground floor entrance and lower ground floor entrance to the right



Front of 41 Primrose Gardens showing stairs down to lower ground





Lower ground entrance to 41 Primrose Gardens

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>23/06/2022</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	Original consultation expiry date 07/08/2022  Re-consultation expiry date 09/09/2022
<b>Officer</b>			<b>Application Number(s)</b>		
Elaine Quigley			2022/1832/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
41 Primrose Gardens London NW3 4UL			See draft 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>					
Amalgamation of 2 flats to create a single family dwelling					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 13/07/2022 that expired on 06/08/2022 and a press notice was published in the local press from 14/07/2022 which expired on 07/08/2022.</p> <p>No consultation letters received as a result of the statutory consultation period.</p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Belsize Conservation Area Advisory Committee (CAAC) - objects</b> The CAAC objected to the proposal as no proposed plans were available for them to comment on when the application was submitted.</p> <p><u>Additional drawings</u> Following receipt of this response the applicant submitted existing survey drawings and confirmed that no internal alterations are being made to the building. No proposed drawings have been submitted.</p> <p><u>CAAC response to additional drawings</u> The CAAC was formally re-notified about the submission of the drawings but continue to object on the basis that the submitted drawings show a survey of the existing building with no drawings of any proposed changes which would be required for them to comment</p> <p><u>Officer response: See paragraphs 3.2 and 4.1 of the report</u></p>					

## Site Description

The application site is located on the west side of Primrose Gardens within a terrace of three storey buildings with a lower ground and attic level. It comprises a Victorian three storey building with lower ground and attic level. The building is currently separated into 2 flats, and Council Tax records suggest it has been in use as two flats for a number of years. The site is surrounded by mainly residential dwellings.

The property is not listed but is located within the Belsize Conservation Area (sub area 5 'Primrose Gardens / Antrim Road') and is identified in the Belsize Conservation Area Statement as making a positive contribution to its character and appearance for its group value as part of nos. 1-57 (odds) Primrose Gardens.

## Relevant History

Planning permission was **granted** on 19/07/1974 (ref 18832) for change of use to one maisonette and three flats, including works of conversion, and the construction of a dormer window at third floor level in the front elevation.

Planning permission was **granted** on 04/12/1978 (ref 27283) for change of use including works of conversion to provide a self-contained flat on the basement floor.

## Relevant policies

### National plans

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

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

Policy D6 Housing quality and standards

#### **London Planning Guidance**

Housing Design Standards (draft 2022)

### Local Plan

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

Policy H1 Maximising housing supply

Policy H3 Protecting existing homes

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising

Policy T2 Parking and car-free development

#### **Camden Planning Guidance (CPG)**

CPG Design (2021)

CPG Amenity (2021)

CPG Transport (2021)

#### **Conservation Area Statement**

Belsize Conservation Area Statement (2002)

## **Assessment**

### **1.0 PROPOSAL**

1.1 Planning permission is sought for amalgamation of the two existing flats to create a single family dwelling. No external changes are proposed to the building as part of this planning application.

### **2.0 ASSESSMENT**

2.1 The main considerations as part of the proposal are:

- 3. Loss of residential dwelling
- 4. Design
- 5. Amenity
- 6. Transport

### **3.0 LOSS OF RESIDENTIAL DWELLING**

3.1 Part (c) of Local Plan policy H3 resists the loss of two or more homes. The proposal seeks the conversion of 2 flats into 1 single family dwelling that would result in a loss of one residential unit. Having checked the planning history there have been no other recent planning permissions involving the loss of homes within the building. As only 1 home would be lost the proposal complies with policy H3 and is considered acceptable.

3.2 No proposed floor plan drawings have been provided in support of the application. The existing building has the potential to provide a 7-bed, 13-person dwelling over 5 floors. The applicant has advised that the property would include 6 bedrooms. There is a requirement to have a minimum gross internal floor area (GIA) of 138 sq. m for 6 bedroom 8 person dwelling (maximum standards within the Technical Housing Standards). The proposed single family dwelling would provide a GIA of approximately 250 sq. m which would comply with and in fact exceed the Technical Housing Standards.

### **4.0 DESIGN**

4.1 The proposal does not include any external works to the building. Planning permission is not required for any internal works to facilitate the change of use to a single family dwelling.

### **5.0 AMENITY**

5.1 The proposal would not include any external works and would not have an impact on the amenity of adjoining residential properties in terms of daylight, sunlight, outlook or privacy.

### **6.0 TRANSPORT**

6.1 Policy T2 states that all new development should be car-free. The proposal would result in the reduction in the number of units therefore reducing the demand for parking permits. In this instance the aims of the policy would be met as the development itself would reduce the use of private motor vehicles and pressure for on-street parking.

### **7.0 CONCLUSION**

7.1 The proposed development is in general accordance with policies A1, H3, H6, H7 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021. It is recommended for approval subject to the standard time condition and that the works are undertaken in line with the approved plans.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> October 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: 2022/1832/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 3 October 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](http://www.camden.gov.uk)

PowerHaus Consultancy  
The Stanley Building  
7 Pancras Square  
London  
N1C 4AG

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**41 Primrose Gardens**  
**London**  
**Camden**  
**NW3 4UL**

# DECISION

#### Proposal:

Amalgamation of 2 flats to create a single family dwelling

Drawing Nos: Site location plan; 27844A/1; 27844A/2; 27844/3; 27844/4; 27844/5;  
27844A/6; 27844A/7; 27844/8; 27844A/9; Planning statement prepared by PowerHaus  
Consultancy dated 28/04/2022.

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:  
Site location plan; 27844A/1; 27844A/2; 27844/3; 27844/4; 27844/5; 27844A/6; 27844A/7; 27844/8; 27844A/9; Planning statement prepared by PowerHaus Consultancy dated 28/04/2022.

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

Informative(s):

- 1 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.
- 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 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.
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**