

Application ref: 2020/3132/P
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Date: 27 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

YOOP Architects
Office 128
28A Church Road
Stanmore
HA7 4AW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**38 Dennington Park Road
London
NW6 1BD**

Proposal:

Conversion of the existing 1 x 6Bed residential dwelling to 4 flats comprising of 3 x 2Bed self-contained flats and 1 x 1Bed self-contained units, replacement of the rear first floor windows with doors and installation of Juliet balcony, enclosing the front loggia, installation of new roof light and alteration to the front boundary treatment.

Drawing Nos: 023_EX_001; 023_EX_002; 023_EX_101; 023_EX_102; 023_EX_103;
023_EX_120; 023_EX_121; 023_PL_200; 023_PL_201; 023_PL_202 REV B;
023_PL_203 REV D; 023_PL_RECV C and 023_PL_205 REV C.

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: 023_EX_001; 023_EX_002; 023_EX_101; 023_EX_102; 023_EX_103; 023_EX_120; 023_EX_121; 023_PL_200; 023_PL_201; 023_PL_202 REV B; 023_PL_203 REV D; 023_PL_RECV C and 023_PL_205 REV C.

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

Informative(s):

- 1 Reasons for granting permission:

The application site refers to a 3-storey dwelling house including basement dwelling located on the north side of Dennington Park Road. The applicant seeks permission for alterations to the rear elevation associated with the installation of new Juliet balconies, the enclosing of the front loggia and alteration to the front boundary treatment. The existing 1 x 6Bedroom dwelling would also be converted into 4 self-contained flats consisting of 3 x 2Bed flats and 1 x 1Bed unit.

The existing site contains a single dwellinghouse spread over three floors excluding the loft and the proposal would provide three high priority 2 bed units in accordance with the Council's dwelling size priority and is therefore considered to meet the objectives of policies H6 and H7 of the Local Plan 2017. The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

With regard to the internal floor areas of the proposed flats, the lower ground, ground and first floor flat units would have an internal floor area of approximately 80sqm, 62sqm and 67sqm. This would be suitable for a 2 bed 4 person, 2 x 2Bed 3 persons and 1x 2P units. The bedrooms would be appropriately sized with an adequate level of sunlight/daylight and natural ventilation. Overall, the standard of accommodation provided by the proposed conversion is considered adequate and acceptable.

Through Local Plan policy H4 the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The proposals would create 3 additional homes and given there would be no extension being proposed, an affordable housing contribution would not be required in this instance.

It is proposed to infill the existing loggia to the front elevation the design would replicate the neighbours at number 36 Dennington Park Road. It is proposed to install a new door timber framed door with fanlight into the existing opening. The proposed door would be acceptable in design and appearance that would not detract from the overall appearance of the host building.

The size, scale and design of the proposed rooflight is considered to represent a minor alteration that would not have a significant impact on the appearance of the existing property. The proposed rooflight would have very limited visibility from the public realm given its siting the shallow pitched roof of the property and is not considered to cause harm to the character and appearance of the surrounding area.

- 2 To the rear ground floor two of the existing rear windows would be replaced with a new door and it is proposed to install inset Juliet balconies. Due to the proposed detailed design the window-to-door conversion, it is not considered out of keeping or harmful the overall character and appearance of the dwelling, and is therefore considered acceptable.

All flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 62 to 65sqm for the ground and first floor flats. The basement flat would cover approximately 82sqm and the loft would occupy approximately 44sqm of usable residential floor area for the 1b1p unit. All bedrooms would comply with recommended size standards relevant for the unit type. Most units would be dual aspect, which would ensure they received an adequate amount of daylight and natural ventilation.

Following comments from the Council's Transport Officer, plans were revised to indicate covered and secure cycle parking for 6 cycles; 3 would be located internally at ground floor level the other 2 would be located at lower-ground and one would be located at first floor level. Although the cycle parking for the units is not in strict compliance with London Plan requirements, given the constrained nature of the site, the proposed internal bike stores are considered acceptable in this instance. The new dwellings will be car-free as secured by s106 legal agreement.

Given the nature of the works the proposal would not be harmful to the neighbouring residential amenities in terms of loss of light, outlook, or privacy.

One objection was received which is addressed separately following public consultation. The planning history of the site and surrounding area were taken into account when making this decision.

The proposal is in general accordance with policies A1, D1, H1, H3, H6, H7, CC5, T1 and T2 of the Camden Local Plan 2017; the proposal is in general accordance with Policies 1, 2, 7 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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 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.

- 4 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).
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 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.
- 7 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer