

Application ref: 2021/5549/P
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Date: 30 September 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

Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat 1
12 Platt's Lane
London
NW3 7NR

Proposal:

Conversion of flat 1 at ground and lower ground to create 2x3bed flats (C3). Erection of rear external steps from lower ground to ground level and subdivision of rear garden. Fenestration alterations at lower ground and ground floor. Installation of 2 rear rooflights. Erection of side gates, cycle parking and front bin store. Alterations to front boundary [REVISED PLANS]

Drawing Nos: 12PL-PP3-01; 12PL-PP3-02 Rev.A; 12PL-PP3-03 Rev.A and 12PL-PP3-04 Rev.B

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:

12PL-PP3-01; 12PL-PP3-02 Rev.A; 12PL-PP3-03 Rev.A and 12PL-PP3-04 Rev.B

Reason:

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of any of the new units, 2 cycle spaces for each flat as shown on the approved plans shall be provided in its entirety 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.

- 6 Prior to occupation, the privacy screens as shown on the approved plans subdividing the units shall be installed and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will subdivide an existing duplex flat into two duplex flats. Residential (C3) use is still considered to be acceptable in principle in land use terms. The new units would exceed the minimum floor space standards for a 3bed unit (161sqm and 139sqm respectively) and achieve satisfactory outlook and light due to their duplex nature. Both units would have access to a sizeable rear garden. Overall, the scheme will provide an acceptable quality of accommodation.

Ref. 2020/0160/P granted permission for a new basement which is currently under construction and this application. Regarding this basement the proposal will reduce the amount of glazing on the front elevation and alter that granted at basement and ground level on the rear. It is considered the replacement fenestration will appear more proportionate on the elevations and improve its relationship with the host property.

The front and rear lightwells will be subdivided by an obscurely glazed privacy screen, normally glass balustrades would not be acceptable in conservation areas but given their location at basement level and screening by the front stairs they would not be visible from the public realm and would not be harmful in this instance. New stairs would be inserted to provide access from the rear lightwells to the garden which would have a limited visual impact and would not disrupt the overall character of the basement. A 1.8m high timber fence would subdivide the garden which would respect the character of the area.

The front boundary approved under ref. 2020/0160/P will now be replaced with a low brick boundary wall with planting behind it in the front garden. This reflects the prevailing pattern of development within the street and its inclusion is considered to enhance the character and appearance of the host property, streetscene and conservation area as well as improve biodiversity.

A low-level wooden gate is proposed in front of the entrance to flat 4, this will help to provide privacy and screening for their cycle parking. Given its scale, materials and set back from the street it would be acceptable.

Within the front garden a 3m wide, 0.84m depth and 1.2m high timber bin store is proposed, it will be partially screened behind the front boundary wall and proposed planted. Given its scale, siting and detailed design it is acceptable. Refuse within the front bin store includes 2x240L for mixed recycling, 2x240L for mixed recycling and 4 food waste caddies (23L each), this is considered sufficient for 4 flats and in line with CPG design.

Two rear rooflights are proposed over the ground floor, they are small scale, sensitively sited and appear proportionate on the roof. They will be obscurely glazed to reduce lighspill.

Overall it is considered that the proposal by reason of its height, siting and detailed design would be sympathetic additions to the host building and would not harm the character and appearance of the host building, rear elevations of the terrace and wider Conservation Area.

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 2013.

Given the minor nature of the works and their siting it is not considered to result in harmful overlooking or loss of privacy or a sense of enclosure.

In compliance with policy T2, both units would normally be made 'car free' via S106 restricting parking permits for future occupiers. The Council would not however wish to seek to restrict the rights already enjoyed by returning occupants and therefore only one unit will be secured as the same owner intends to return. A new electric car point is proposed in the front garden which is welcome and it would not result in an increase of parking provision.

- 2 2 cycle parking spaces are proposed for each flat (total 4). Unit 1's will be located in the rear garden at ground level with level access via the side gate and Unit 4's will be behind the front entrance gate to their flat. Transport officers have encouraged these to be covered but given the proposed siting and limitations of the site it would not be possible. Their provision will be secured by condition in line with local plan policy T1.

No trees are proposed to be removed, however it is acknowledged the new fence to subdivide the garden is in close proximity to the trees at the bottom of the garden. The Council's Tree team has requested a condition requiring details of tree protection and their installation prior to construction has been attached.

One objection was received during the course of this application and duly taken into consideration. The site history and relevant appeal decisions have also been considered.

As such, the proposal is in general accordance with policies A1, A3, A5, CC1, CC2, CC3, CC5, D1, D2, H1, H6, H7, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017 and with policies SD1, SD2, SD3, SD4, SD5, SD6, BGI 4 and UD1 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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.

- 5 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.

- 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 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.
- 8 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer