

Application ref: 2022/3720/P
Contact: Alex Kresovic
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Date: 16 December 2022

Development Management
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London
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planning@camden.gov.uk

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M Jones Architect
Yew Trees
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GL6 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**18 Lady Somerset Road
London
Camden
NW5 1UP**

Proposal:

Reconfiguration to provide 3no. self-contained dwellings (Class C3) and associated external works including creation of rear roof terrace.

Drawing Nos: Drawing No. 218 010, Rev A, Dated July 2022

Drawing No. 218 011, Rev A, Dated July 2022

Drawing No. 218 020, Rev A, Dated July 2022

Drawing No. 218 030, Rev A, Dated July 2022

Drawing No. 218 SK 150, Rev A, Dated 30.08.22

Drawing No. 218 SK 151, Rev B, Dated 07.12.22

Drawing No. 218 SK 160, Rev B, Dated 07.12.22

Drawing No. 218 SK 170, Rev C, Dated 07.12.22

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:

Drawing No. 218 SK 150, Rev A, Dated 30.08.22

Drawing No. 218 SK 151, Rev B, Dated 07.12.22

Drawing No. 218 SK 160, Rev B, Dated 07.12.22

Drawing No. 218 SK 170, Rev C, Dated 07.12.22

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to occupation details of sound insulation for the approved units shall be submitted to and approved by local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for three (3) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal consists of a reconfiguration of the existing 6 self-contained bedsit flats into 3 x 2-bedroom flats with external works being proposed to replace the front elevation windows with new timber sashes and existing dormer windows being rebuilt to better relate to the fenestration patterns. In

addition, the proposal seeks to provide an inset roof terrace to the rear elevation for use of the upper floor flat.

Policy H3 of the Camden Local Plan 2017 seeks to protect existing homes. Policy H3 seeks to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes unless they enable sub-standard units to be enlarged to meet residential space standards.

The existing 6 self-contained bedsit flats are approximately 22sqm which would not comply with the minimum internal space standard of 37sqm for dwellings as stipulated within the London Plan 2021. In addition, all existing flats are single aspect which gives poor cross ventilation.

The proposed 3x2-bedroom flats will have a floor area of approximately 59sqm, 56sqm and 77sqm, which is considered acceptable given the fact that the existing building is not proposing any such extension to facilitate the proposed development and provides superior amenity to future occupants. In addition, whilst two of the flats are marginally below the 61sqm set out in the Nationally Described Space Standards, the flats are highly efficient due to minimal circulation space. Layouts have been shown with furniture to demonstrate that the accommodation is of a comfortable and functional standard.

As such, the loss of 3 bedsit flats is considered acceptable in this instance due to the fact that the existing flats are sub-standard units in terms of the amenity, layout and internal space, and the proposed 3x2 bedroom flats are of a high standard.

A modest roof terrace is proposed to the top floor flat, to the rear of the property. There are no existing extensions beyond the existing built form, and therefore the proposal will not lead to a loss of daylight or outlook to any neighbouring properties. The proposed roof terrace is enclosed on two sides by the existing brick party walls. Given the layouts of and distance to properties to the rear the proposed terrace will not present any overlooking issues. Similar views are currently achievable from the dormer windows located at the rear of this property. The proposed roof terrace on the rear elevation, due to the scale, projection and footprint, is considered to be subordinate to the host building, neighbouring ones and wider area and is acceptable in terms of size and design.

The proposed external works would not result in any significant additional overshadowing, overlooking or overbearing impacts on either of the immediately adjoining properties and thus their light, outlook and privacy would not be affected.

Whilst the proposed homes would be new units of occupation, the scheme would represent a reduced impact in terms of car parking and parking stress given the overall reduction in units/occupation and this complies with the overall aims of Local Plan policy T2.

A planning condition has been included which seeks to ensure the building is acoustically improved to protect the adjoining dwellings and future occupants in

terms of acoustic amenity.

Two comments and two objections were received in relation to the works. This and the application site's planning history were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, H3, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, Kentish Town Neighbourhood Plan 2016 and the 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer