

Application ref: 2022/1948/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
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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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
128 Camden Road
London
NW1 9EE

Proposal:

Change of use of part ground and first floor from existing barber shop and ancillary storage space / living accommodation to create a self-contained 1-bed flat; alterations to existing ground floor rear extension and installation of new rear window and door; alterations to shopfront to create separate residential access.

Drawing Nos: 215-NW19EE-URB-ZZ-XX-DR-A-00022-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000301-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000302-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000303-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000401-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000402-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000501-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000502-R2; 215-NW19EE-URB-ZZ-XX-DR-A-1011-R2; 215-NW19EE-URB-ZZ-00-DR-A-102103-R2; 215-NW19EE-URB-ZZ-01-DR-A-102104-R2; 215-NW19EE-URB-ZZ-02-DR-A-102105-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102201-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102202-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102301-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102302-R2; Site Location Plan; Planning Statement Letter (prepared by SM Planning, dated 07/11/2022).

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: 215-NW19EE-URB-ZZ-XX-DR-A-00022-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000301-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000302-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000303-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000401-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000402-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000501-R2; 215-NW19EE-URB-ZZ-XX-DR-A-000502-R2; 215-NW19EE-URB-ZZ-XX-DR-A-1011-R2; 215-NW19EE-URB-ZZ-00-DR-A-102103-R2; 215-NW19EE-URB-ZZ-01-DR-A-102104-R2; 215-NW19EE-URB-ZZ-02-DR-A-102105-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102201-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102202-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102301-R2; 215-NW19EE-URB-ZZ-XX-DR-A-102302-R2; Site Location Plan; Planning Statement Letter (prepared by SM Planning, dated 07/11/2022).

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 commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ of at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwelling hereby approved. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The cycle parking shown on the approved plan 215-NW19EE-URB-ZZ-00-DR-A-102103-R2 shall be provided in full prior to the commencement of the use hereby permitted, and shall thereafter be retained for the duration of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the plans hereby approved, prior to occupation of the residential unit, the existing ground and first floor side windows shall be obscure glazed and non-openable below 1.7m and shall be permanently retained as such thereafter.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 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) 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 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.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 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.
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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



Daniel Pope
Chief Planning Officer