

Application ref: 2022/1802/P
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Date: 15 December 2022

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

MasterPlan Design Ltd.
The Vicarage
1 Wood Hill
Leicester
LE5 3JB

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 Priory Road
London
NW6 4SJ**

Proposal:

Conversion of upper ground to second floors dwelling to 3 x 2 bedroom flats (Class C3) and erection of single storey rear extension to existing lower ground floor flat plus a cycle store in front garden

Drawing Nos: MPD-1179-PL-01-A; MPD-1179-PL-03-A; DESIGN AND ACCESS STATEMENT ; MPD-1179-PL-02-A; FF38C/03; SF38D/04; UGF38B/02; GF38A/01; MPD-1179-PL-02-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-
MPD-1179-PL-01-A; MPD-1179-PL-03-A; DESIGN AND ACCESS
STATEMENT ; MPD-1179-PL-02-A; FF38C/03; SF38D/04; UGF38B/02;
GF38A/01; MPD-1179-PL-02-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 Before the development commences, details of the secure and covered cycle storage area for 6 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 application site comprises a three storey single dwelling house plus a basement residential flat. The surrounding properties are predominantly semi-detached villas with stucco and many have single storey rear extensions.

The proposals are for the conversion of the ground, first and second floors of the single family dwelling house to three 2 bedroom flats, and erection of single storey rear extension to the existing lower ground floor flat which would remain as a residential flat (Class C3). Each of the proposed new flats would occupy each of the upper floors.

The net increase in the number of residential units meets a priority land use of Camden's Local Plan as described under policy H1. The principle of providing additional residential accommodation at the site and maximising the supply of additional homes in the borough is therefore considered appropriate.

Local Plan policy H4 expects 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 2 additional homes; however given there would be only 20.9sqm additional floorspace, an affordable housing contribution would not be required.

Local Plan Policy H7 identifies 2 and 3 bedroom market dwellings as a high

priority in the borough. The proposal would provide 3 x 2 bedroom units and a 3 bedroom unit in the existing basement flat, thus creating 4 high priority units which is acceptable.

All flats would comply with Camden's Planning Guidance and national space standards with GIAs of approximately 101sqm for the lower ground floor 3b 5p unit, 80sqm for the upper ground floor 2b 4p unit, 81sqm for the 2b 4p unit at the first floor and 79.8sqm for the 2b 4p at second floor level. All bedrooms would comply with recommended size standards relevant for the unit type. All flats would receive an adequate amount of daylight and natural ventilation. The lower ground floor unit would enjoy a private outdoor amenity space of 80sqm. Revisions were secured to change the originally proposed 4b 7p lower ground floor unit and replace the fourth bedroom with a study, thus all units would comply with the recommended size standards.

- 2 The proposed lower ground floor rear extension would be full width and extend 3.6m deep with a staggered rear façade to reflect the existing articulation at the rear. The size and scale is acceptable given the context of the site and as many neighbouring properties have similar sized single storey extensions. The extension would be constructed of matching materials with a timber door, a large double casement window and 3 white painted timber sash windows, which is appropriate in design terms. The extension would not harm the character and appearance of the host building and conservation area.

The proposed extension would be 2.9m, which would be lower than the rear extension at the adjoining neighbour of no. 36. It will extend no deeper than the rear extension on the other side at no.40. The extension would be set back 1m from the boundary with no. 40 and would only extend 0.5 m above the boundary wall on this side of the property. By reason of its scale and siting, the proposed extension would not impact on the amenity of neighbours through a loss of daylight, outlook or privacy.

In terms of transport, the proposed 3 new upper floor flats would be car-free to ensure no additional parking congestion occurs in the area. This would be secured by way of a section 106 legal agreement. In regards to cycle parking facilities, for dwellings with two or more bedrooms, two long stay cycle spaces are required. The proposed development would provide 6 long stay cycle spaces within an enclosure in the front garden of the host property. This is acceptable subject to details of the enclosure to be secured by condition.

The provision of bins and recycling facilities provided to the north side of the front garden would remain as existing and would be screened by the existing front boundary treatments. The size and location of the bin and cycle storage facilities is acceptable. No trees on site are proposed to be removed and it is considered that the proposed development would not cause any undue harm to existing trees and vegetation.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the Priory Road 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.

As such, the proposed development is in general accordance with policies D1, D2, A1, H1, H3, H6, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 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.

- 5 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.
- 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.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer