

CONSULTATION SUMMARY

Case reference number(s)

2022/3908/P

Case Officer:

Alex Kresovic

Application Address:

51 Calthorpe Street,
London
WC1X 0HH

Proposal(s)

Variation of condition 11 (privacy) of planning permission ref: 2018/1142/P dated 26 January 2022 for the change of use from offices (Class B1a) to create a mixed use scheme of office use (Class B1a) and 8 self-contained flats (Class C3); mansard roof extension to main building; roof extension to rear part of building; creation of internal mezzanine floors; excavation to create basement; associated works.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert and site notice 03/03/2023 to 02/04/2023

Neighbour at 49 Calthorpe Street objects regarding the following issues:

1. The development next door has been billed as a mixed-use development. This is because, I am sure, Camden would have been unlikely to have given permission to convert a workspace to a purely residential development. However, the result is an almost entirely subterranean workspace with virtually no natural light and zero windows with any kind of view.
2. This space is largely unlettable and has been provided solely in order to gain planning permission. It is pointless and I am concerned not only that it will undermine my property but that it will also irreparably damage the mature trees in my garden neighbouring the wall with no 51.
3. Despite having received the party wall notice I have not seen

substantial or satisfactory basement construction plan or any details regarding temporary work sequencing (these may now be in the application on your website but it was impossible to access the site and the deadline is looming).

4. You will understand that this is a significant undertaking in a conservation area and with a grade II listed building (ie, my house) next door.
5. I do not think this proposal should have been given planning permission as it seems to me it contravenes many of your guidelines - but it was given consent two days after I completed the purchase.

Officer response

1. *The comments provided from the neighbouring owner are in relation to the original planning application which have no bearing to the assessment of the subject planning application.*

Recommendation: -

Grant planning permission