

Application ref: 2023/1377/P
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Date: 20 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

UPP Architects + Town Planners
Atrium
The Stables Market
Chalk Farm Road
London
NW1 8AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
29 Conway Street
London
W1T 6BW

Proposal:

Internal and external alterations to facilitate the use of the property as 4 x no. self-contained residential flats (Class C3).

Drawing Nos: 029CO-A-01-001; 029CO-A-01-002; 029CO-A-02-101; 029CO-A-02-102; 029CO-A-03-101; 029CO-A-03-102; 029CO-A-03-103; 029CO-A-03-104; 029CO-A-03-105; 029CO-A-03-106; 029CO-A-05-101; 029CO-A-05-102; 029CO-A-06-101; 029CO-A-06-102; 029CO-A-06-103; 029CO-A-06-104; 029CO-A-DW-100; 029CO-A-02-001; 029CO-A-02-002; 029CO-A-03-001; 029CO-A-03-002; 029CO-A-03-003; 029CO-A-03-004; 029CO-A-03-005; 029CO-A-03-007; 029CO-A-05-001; 029CO-A-05-002; 029CO-A-06-001; 029CO-A-06-002; 029CO-A-06-003; 029CO-A-06-004;
Planning Statement from UPP Architect Planning and Heritage Statement from Cambridge Heritage dated March 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; 029CO-A-01-001; 029CO-A-01-002; 029CO-A-02-101; 029CO-A-02-102; 029CO-A-03-101; 029CO-A-03-102; 029CO-A-03-103; 029CO-A-03-104; 029CO-A-03-105; 029CO-A-03-106; 029CO-A-05-101; 029CO-A-05-102; 029CO-A-06-101; 029CO-A-06-102; 029CO-A-06-103; 029CO-A-06-104; 029CO-A-DW-100; 029CO-A-02-001; 029CO-A-02-002; 029CO-A-03-001; 029CO-A-03-002; 029CO-A-03-003; 029CO-A-03-004; 029CO-A-03-005; 029CO-A-03-007; 029CO-A-05-001; 029CO-A-05-002; 029CO-A-06-001; 029CO-A-06-002; 029CO-A-06-003; 029CO-A-06-004; Planning Statement from UPP Architect Planning and Heritage Statement from Cambridge Heritage dated March 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

- 5 Before the development commences, details of 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 Reason for granting permission.

Planning permission is sought to reconfigure the existing property which comprises 3 self-contained units to provide 4 units involving the replacement of the existing UPVC windows to the front elevation at first floor level with timber

framed sash windows.

It is noted that the property has recently been in use as a HMO by visiting teaching staff with associated unauthorised works carried out to provide en-suite bathrooms. However, the use was never lawful and the applicant asserts there to be insufficient evidence to confirm this via a Lawful Development Certificate. As such, the application will be assessed as its last lawful Class C3 use.

All units meet space standards. The basement unit has poor levels of outlook and access to daylight but it is acknowledged there is an existing unit at this level which would benefit from an improved layout and so this is acceptable in this instance.

Externally, the replacement of the UPVC windows at first floor level is most welcomed and the proposed windows would relate well to the host building with slimmer profiles. The proposed timber framed windows are of traditional design which would have a positive contribution to the host building and wider area. Overall, the alterations would enhance the character and appearance of the host building, and the surrounding conservation area, with a consistent design approach.

Policy T2 requires development, including redevelopments of existing residential buildings, to be car free where there are new occupiers. All units involved in the reconfiguration will be secured as such via a Section 106 agreement as it is assumed there will be entirely new occupants.

The proposal would require 6 parking spaces for the proposed units in accordance with London Plan standards. These would be located in the front vaults at basement level. Although the preference is for step free access to the cycle storage, given the constraints of the site this is not considered to be feasible. A condition will ensure these are provided and retained.

Special attention has also been paid to the desirability of preserving or enhancing the conservation area and the special architectural or historic interest of the listed building under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature of the works, the proposal is not considered harmful to the neighbouring amenity. All of the proposed replacement windows would share the same outlook as the existing windows at the property and so would not exacerbate current levels of overlooking.

The Bloomsbury CAAC was consulted and it has no comment provided the development keeps to its stated aims of restoration of historic detail and materials used, which would be the case. No other comments were received in relation to this proposal. The site's planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed

development also accords with the London Plan 2021; and the provisions of 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 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 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer