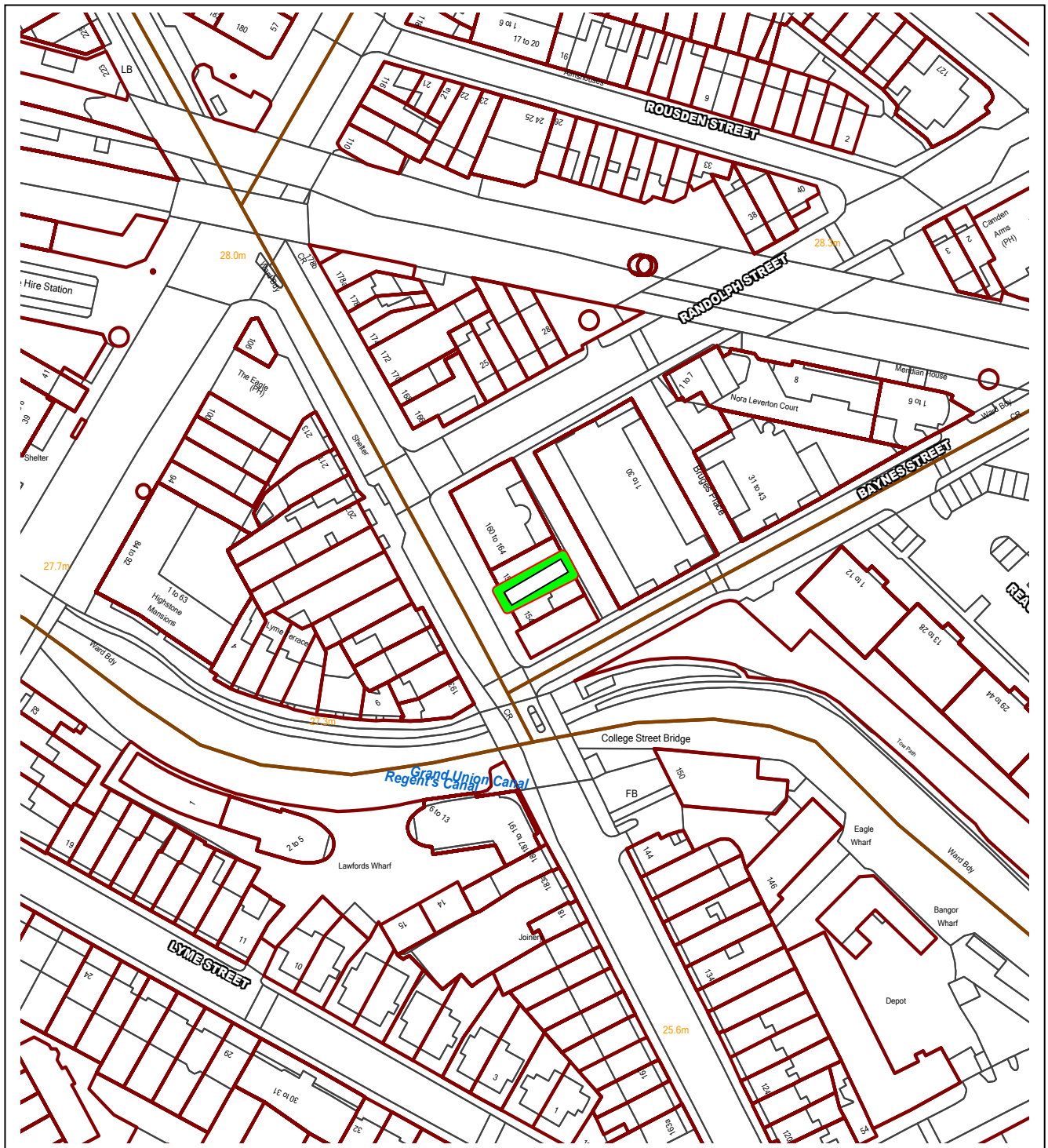
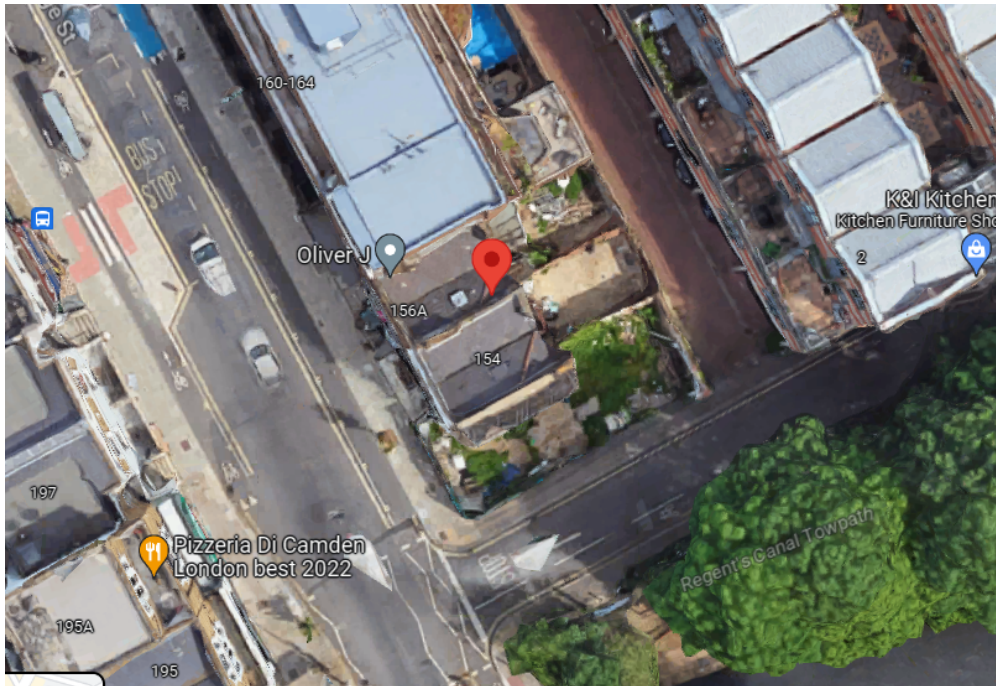


2022/2112/P – 156 Royal College Street, London, NW1 OTA



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Photos



1) Ariel view of site



2) Front elevation



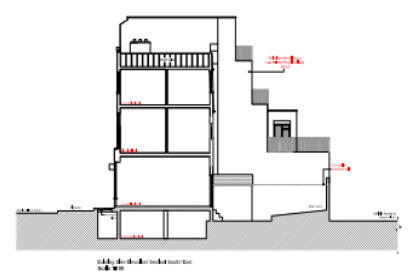
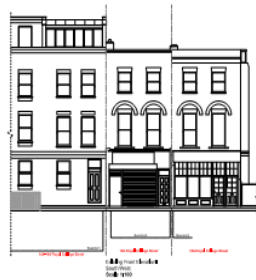
3) Side elevation from Baynes Street



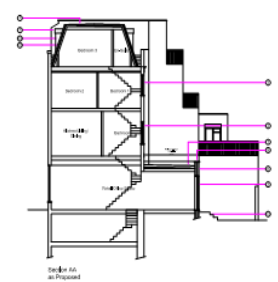
4) View of rear elevation

Plans:

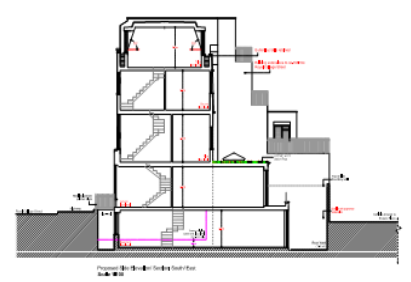
Existing



Approved Application
RE: 2018/5641/P



Proposed 'Live' Application
March 2022



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/07/2022
		N/A / attached	Consultation Expiry Date:	07/08/2022
Officer			Application Number(s)	
Jaspreet Chana			2022/2112/P	
Application Address			Drawing Numbers	
156 Royal College Street London Camden NW1 0TA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of ground floor and basement from Class E to 2 bedroom 4 person residential unit (Class C3) and creation of mansard, ground floor rear extension and basement extensions and associated works.				
Recommendation:	Grant conditional planning permission (subject to a Section 106 Legal Agreement)			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 08/07/2022 (consultation end date 01/08/2022). The development was also advertised in the local press on the 14/07/2022 (consultation end date 07/08/2022).			
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	One resident has objected to the application due to not being able to see the documents online. <i>Officer's response: The plans, all details and documents were made available online for the public to view in accordance with our Statement of Community Involvement.</i>			
Camden Broadway Conservation Area Advisory Committee (CAAC):	A letter of objection was received on behalf of the Camden Broadway CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• Loss of retail space – This particular part of the Neighbourhood Centre has seen an uplift in footfall over recent years due its location adjacent to the Regent's Canal and the significant increase in footfall along the canal towards Kings' Cross.• A number of businesses have successfully established themselves over recent years, such as Pizzaria di Camden, located directly opposite 156 Royal College Street, Casa Tua Delizie, as well as a number of art galleries.• The loss of the retail unit at 156 Royal College Street, and the associated negative effect a conversion to residential would have on the appearance of the street, would undermine the current positive development of the Neighbourhood Centre.• Furthermore, we are concerned that the application's covering letter falsely suggests that the change in use had already been granted in 2012 under application 2018/5641/P. This is not correct.• We also contest the applicant's claim that they have been unable to find a tenant in 6 years. It is the state of the unit, not its location that should be given as reason for its current unoccupied state.• Appearance of the CAAC: The proposed residential conversion of the retail unit and the associated works to facilitate the change in use, such as the addition of a lightwell and railing, would have a detrimental effect on the character and appearance of the CAAC as Royal College Street is a retail street with active ground floors.• Design and layout of the residential home: The proposed layout of the residential home is inappropriate and substandard. <i>Officer's response:</i> <i>Please see sections 5, 8 and 9 below of the report</i>			

Site Description

The application site comprises a partial basement plus four-storey mid-terrace building located on the east side of Royal College Street coming to the junction with Baynes Street. The building is in mixed use with retail (Class E) at ground floor and basement floor level. The upper floors are all vacant but were in residential use (Class C3) as one duplex unit. The site is located within the Royal College Street Neighbourhood Shopping Centre. The site also lies within the Camden Broadway Conservation Area; however the building is not identified as contributing to the character and appearance of the conservation area.

The building is constructed of brown brick with a recessed third floor level. The ground floor frontage contains security shutters that conceal the frontage. The retail units at ground and basement floors have been vacant for over 8 years.

Relevant History

156 Royal College Street –

2018/5641/P - The erection of a ground floor rear extension to the existing retail unit (Class E) and a mansard roof extension to the upper floor residential unit (Class C3) – Granted – 23/08/2021.

No.152 Royal College Street –

2015/4396/P - Erection of five-storey building including excavation of basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level – Granted – 07/10/2016.

2017/0171/P - Changes to rear fenestration, corner windows and minor internal alterations as a non-material amendment of planning permission granted under reference 2015/4396/P dated 07/10/16 for the erection of a 5 storey building including basement to provide 1 x 4 bed maisonette (Class C3) and retail (Class A1) at ground and basement level – Granted – 17/03/2017.

158-164 Royal College Street –

2005/3266/P - Change of use of ground and basement floors from retail (Class A1) to five residential units (1 x one bed, 1x two bed and 3 x three bed) including works of conversion, comprising opening up of rear basement gardens and creation of front lightwell patio areas – Refused on 03/10/2010 – this was appealed (APP/X5210/A/05/1191530) and allowed on 28/03/2006.

2009/5128/P - Change of use of ground and basement floors from retail (Class A1) to six residential (Class C3) units (1x one bed, 2x two bed and 3x three bed) with associated external alterations, including erection of two 2-storey rear extensions, a front elevation lightwell and new windows on front, side and rear elevations – Granted – 15/07/2010.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **CC1** Climate change mitigation
- **CC3** Water and flooding
- **CC5** Waste
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring
- **E1** Economic Development
- **E2** Employment premises and sites

- **G1** Delivery and location of growth
- **H1** Maximising housing supply
- **H2** Maximising the supply of self-contained housing from mixed-use schemes
- **H4** Maximising the supply of affordable housing
- **H6** Housing choice and mix
- **H7** Large and small homes
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car-free development
- **T4** Sustainable movement of goods and materials
- **TC2** Camden's centres and other shopping areas

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Air Quality (2021)
- CPG Design (2021)
- CPG Developer Contributions (2019)
- CPG Employment sites and business premises (2021)
- CPG Energy efficiency and adaptation (2021)
- CPG Housing (2021)
- CPG Planning for health and wellbeing (2021)
- CPG Transport (2021)

Conservation Statements:

- Camden Broadway Conservation Area Appraisal and Management Strategy (2009)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Change of use of ground floor and basement from Class E to 2 bedroom 4 person residential unit (Class C3)
- Alteration to single storey ground floor rear extension approved
- Lowering of existing basement and extending basement level under ground floor rear extension, installation of front lightwell.
- Erection of mansard extension (approved) to create two further 1 bed 1 person flats over the first second and third floors.
- Associated works – alteration/replacement to first floor rear windows

2. Revisions

2.1. Revisions to the proposed scheme were requested in order to address concerns raised by officers. The revision made to the proposed scheme can be summarised as follows:

- Removal of first floor rear conservatory

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Background
- Loss of employment space
- Housing – dwelling mix/standard of accommodation
- Affordable housing
- Design and Conservation
- Impact on Amenity

- Basement - construction/design/impact/flood risk
- Transport

4. Background

- 4.1. It should be noted that planning permission has been granted for the erection of a ground floor rear extension to the existing retail unit (Class E) and a mansard roof extension to the upper floor residential unit (Class C3) on 23/08/2021 under reference 2018/5641/P.
- 4.2. This application is assessing alteration to the design of the proposed single storey rear extension (addition of roof lantern, green roof, change in door design and addition of metal balustrade, basement extension of lower ground floor and change of use of ground floor and basement from retail to residential (to create three flats, one 2 bed 4 person unit and two 1 bed 1 person units).

5. Loss of employment space

- 5.1. Local plan policy E1 (Economic Development) helps to secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.
- 5.2. Local plan policy E2 (Employment premises and sites) encourages the provision of employment premises and sites in the borough, and protects premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.
- 5.3. The property is situated on the southern edge of Royal College Street and lies within Camden Road Neighbourhood Centre, this centre is small and is a short walk from the Camden Town Centre. Due to the development of the area over time Nos. 154 and 156 Royal College Street have become isolated from the north of the centre by the conversion of the former tool hire shop at 158-164 Royal College Street which was implemented 5 years ago and is a block of residential flats. Given the site's peripheral location, it is not considered to be essential to the character of the area, and nor is it likely to encourage more visitors as the main convenience outlets are mainly to the north of the site.
- 5.4. The subject unit has been vacant for over 8 years and was last used as a hair, nail and beauty business in 2014 - 2018 named Oliver J (as per current signage). From google street view, the current signage went in between 2012 and 2014, but the shutters are down in each shot from 2014, 2015 and 2016, it is partly boarded up in 2017 and 2018, and wholly boarded from 2019 onwards.
- 5.5. The hair and beauty business had an agreement for 15 years but vacated the site in 2014 after 5 years into their tenancy due to not being able to secure sufficient clientele. Therefore, the ground floor of the property has remained vacant for 8 years, but the above floors were occupied in residential use on and off as a HMO. The property has been on the market as a multi-agent with three agents: Victor Stone, C.H Peppiatt, Knights Residential for both sale and renting.
- 5.6. Confirmation letters and the following marketing evidence has been submitted:
- C.H Peppiatt (2016-2017)
 - Knights Residential (December 2015 – February 2022)
 - Rightmove Marketing brochure for Knights Residential
 - Marketing strategy letter from Victor Stone Estate Agents April 2014
 - Victor Stone Sales brochure of the property 2014 (advert for ground floor unit)
 - Victor Stone 2014-2015 for sale sign photograph
 - C.H Peppiatt advert sign 2016-2017
- 5.7. All three estate agents received interest from a number of applicants at the initial marketing stage, however only a few applicants made viewings but none were interested in buying or renting the ground floor unit or the whole property. Furthermore, once the change in use class order came into effect in 2020 it was considered by the agents that more flexible uses would show greater interest, but this has not happened and the site is still vacant. It is apparent that this site is in a less vibrant part of the neighbourhood centre and if another business tried to open within the unit, it would most likely be a non-convenience use with only limited relevance to the role of the centre and become unoccupied again. Furthermore, this area has vastly reduced demand for retail units in recent years, the level of footfall is minimal, and the frontage has declined severely over the years.

5.8. Therefore given the site history and context it is considered the site contributes little to the character, vitality and viability of the centre, thus the loss of the retail unit would be considered acceptable and its change to residential would be more appropriate and beneficial use.

6. Housing – dwelling mix/standard of accommodation

6.1. Self-contained housing is the priority land-use of the Local Plan. In particular, policy H1 aims to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. Furthermore, policy H3 of the Local Plan states that the Council will resist developments that results in a net loss of residential floor space, and usually, resist developments that results in the loss of more than one existing homes.

6.2. As the proposed development concerns the alteration and extension of the existing basement, single storey rear extension and mansard roof extension to accommodate three new flats it is considered the dwellings would add to the supply of homes to meet the future housing demand, it is therefore considered that the proposed development is acceptable in land use terms.

6.3. The proposed development would comprise of 1 x 2 bedroom four person flat and 2 x 1 bedroom 1 person flats. In this instance, the dwelling mix is considered to be satisfactory given the site location, context and the neighbouring site (Nos.158-164 Royal College Street) that have a similar mix of units within a similar setting.

6.4. All three residential units will be fully self-contained, with access from ground floor level staircase providing access to the lower ground floor and the upper floors. In terms of room size standards, each residential unit is in full compliance with the minimum residential space standards requirements. It is noted that the 2 1 bed units are spread across three floors, this is an unusual layout, however given the built-up site context and space available it is considered these units would still be comfortable and be able to provide functional layouts which would be fit for purpose.

6.5. The larger unit (flat 1 - 2 bed 4 person) would have access to a ground terrace area (5.8m²) and a rear yard area at lower ground floor level (13.8m²), the two 1 bedroom flats over floors 1-3 would not have access to any amenity areas however this is typical in such a dense urban location..

7. Affordable housing

7.1. The Council expects a contribution to affordable housing from all developments that provide one or more additional homes. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floor space is generally considered to create capacity for one home. Policy H4 also indicates that where developments have capacity for 10 or more additional dwellings, the affordable housing should be provided on site. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.

7.2. This application proposes to convert 60sqm existing retail space at basement level and ground floor to residential and extend the basement by another 24 sqm for residential. The ground floor is to be extended by 8 sqm (as previously approved under app 2018/5641/P) but would now be residential instead of retail/office space and a further 24sqm of residential would be created at third floor via the mansard roof extension. Therefore the total residential addition would be 116 sqm and so affordable housing would be triggered.

7.3. Targets are based on an assessment of development capacity whereby 100sqm GIA of housing floor space is generally considered to create capacity for one home and a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. Where a contribution to affordable housing is sought, the Housing CPG requires a payment of £5000 per square metre multiplied by the on-site target for affordable housing (in this case 2%). Based on the 116sqm of housing GIA given on the proposed plans, the housing contribution is calculated as follows: 2% x 116 sqm x £5000 per sqm = £11,600. This amount will be secured via a S106 agreement.

8. Design and Conservation

8.1. The Council's design policies are aimed at achieving the highest standard of design in all developments.

The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 8.2. It is important to note that the proposed single storey rear ground floor extension and the mansard roof extension has already been granted planning permission at the site (under ref. 2018/5641/P).
- 8.3. Under this application the single-storey rear extensions design has been altered, it now incorporates a roof lantern with a green roof surround, the rear door design is being changed to be similar in appearance to the other windows on the rear elevation and a metal balustrade is being added to the edge of the flat roof to create a terrace area. The first floor windows are also being altered to become in line and an additional window would be added at ground floor level. These alterations are considered to be minor changes to the already approved extension, the roof lantern will help add light into flat 1s living room and the green sedum roof would add greenery to the site, this is considered to be acceptable and green roof details would be secured via condition. Given other terraces approved to the rear of 158-164 Royal College Street which is adjacent to the site it is not considered the proposed would be out of keeping with the existing pattern of development. The alteration of the rear windows would also be acceptable.
- 8.4. Subject to the recommended conditions, it is considered that the change of use and proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.
- 8.5. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

9. Basement construction

Basement construction/design/impact

- 9.1. Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. The development is not considered to harm the character of the property or the surrounding area.
- 9.2. Policy A5 Basements of the Camden Local Plan 2017 includes a number of stipulations for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:
- a) neighbouring properties;
 - b) the structural, ground, or water conditions of the area;
 - c) the character and amenity of the area;
 - d) the architectural character of the building; and
 - e) the significance of heritage assets.
- 9.3. Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:
- f) not comprise of more than one storey;
 - g) not be built under an existing basement;
 - h) not exceed 50% of each garden within the property;
 - i) be less than 1.5 times the footprint of the host building in area;
 - j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
 - k) not extend into or underneath the garden further than 50% of the depth of the garden;
 - l) be set back from neighbouring property boundaries where it extends beyond the footprint of the

- host building; and
- m) avoid the loss of garden space or trees of townscape or amenity value.

- 9.4. The proposed development would have a fairly minor impact on the overall character and appearance of the host building. The existing basement is proposed to be lowered by 0.5m and then extend to the front to create a lightwell and then extend to the rear under the proposed single storey rear extension opening out onto the rear yard. As such there will be no impact on the usability of the private open space in the rear garden or the front and no impact would be had on the appearance of the host dwelling or character of the surrounding area.
- 9.5. The basement would not appear as an incongruous addition, it would be visible from the street by way of opening up the existing lightwell adding metal railings to its surround and the addition of two timber sash windows to the basement level. Given other examples on the street adjacent to the site and opposite the site which have basements, it is not considered the addition of the lightwell and lower ground windows would be harmful to the streetscene or the surrounding area. The new basement would involve two bedrooms utility and a bathroom with access out onto the rear yard, this layout is quite common in an urban setting. Therefore it is considered that the proposed basement would comply with Policy A5 and is considered acceptable on design grounds.
- 9.6. Policy A5 (Basements) states that basements will only be permitted where it is demonstrated there would be no harm to neighbours, structural, ground and water conditions. Policy A5 further states applicants are required to provide a Basement Impact Assessment demonstrating risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight' and no damage to the water environment including drainage and run-off. Camden Planning Guidance 4 (Basements and lightwells) provides specific guidance for the level of information required by the applicant along with the process for Basement Impact Assessment audits. The site is in an area of slope and stability constraints.
- 9.7. The applicants submitted a Basement Impact Assessment which has been independently audited by Campbell Reith in accordance with basement policy A5. After assessment further information was required from the agents in relation to utility search and floor risk and the BIA was amended and re-submitted.
- 9.8. Campbell Reith's audit report concluded the following:
- *'The qualifications of the individuals involved in the production of the BIA are in accordance with the LBC guidance.*
 - *The proposed development comprises lowering the existing basement and excavating below the rear yard to extend the existing basement.*
 - *The BIA includes the majority of the information required from a desk study in line with LBC guidance.*
 - *The site investigation has been undertaken indicates that the ground conditions comprise of Made Ground overlying the London clay formation. Groundwater was encountered within the made ground.*
 - *Interpretative geotechnical information has been provided in accordance with the LBC guidance.*
 - *A temporary works sequence, structural calculations and a construction programme have been provided.*
 - *A ground movement assessment (GMA) indicates that the adjacent buildings will sustain no more than category 1 damage (very slight) in accordance with the Burland Scale.*
 - *The BIA confirms that structural monitoring will be undertaken during the works. Asset protection criteria should be agreed with the relevant asset owners,*
 - *There will be no impermeable site area as a result of the proposed development. Proposals for attenuated drainage in accordance with best practice should be agreed with LBC and Thames water.*
 - *The flood risk assessment indicates that the site is at generally low risk of flooding. Flood mitigation measures are presented.*
 - *Based on the additional clarifications provided it can be confirmed that the BIA meets the requirements of Camden Planning Guidance: Basements'.*
- 9.9. Based on the above expert advice from Campbell Reith, the proposal accords with the requirements of Policy A5 and with CPG Basements. The application is therefore considered to be acceptable in this respect.

Flood Risk

- 9.10. This application is a minor application and whilst not in a local flood risk zone or previously flooded street according to maps, officers can confirm that there were reports of flooding on Royal College Street in 2021. As such it is considered to be a previously flooded street and therefore at risk of potential flooding. A flood risk assessment has been submitted with this application however it does not address the flooding in 2021 and therefore does not propose any relevant mitigation. Therefore we suggest an updated flood risk assessment is provided with a drainage statement, to be secured via planning condition.

10. Residential Amenity

- 10.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 10.2. The mansard roof extension and single storey rear ground floor extension has been approved under application 2018/5641/P, residential amenity was already considered as part of that application and no objections were raised. The alterations proposed under this application are modest and would not cause harm to the residential amenity of the neighbouring properties in terms of loss of light, outlook or increased sense of enclosure.
- 10.3. Subject to the securing of a CMP, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

11. Transport

- 11.1. The new residential units would need to be car free in accordance with Policy T2, which would include limiting the availability of both off-street and on-street parking. This would be secured by a legal agreement, and would prevent future occupiers from obtaining on-street parking permits.
- 11.2. Secure, accessible (step-free), and covered cycle parking should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan. The London Plan standards suggest that the proposed development would be required to provide 2 long-stay cycle parking spaces. The plan proposed suggests that a cycle storage area would be provided in the terrace for flat 1, and 2 cycle parking spaces in the common residential hall for flat 2 and 3. Vertical cycle parking spaces are not supported as they are not accessible to all users therefore officers suggest to add a bike shed to the rear yard area for easy access, details of the bike shed would be secured by condition.
- 11.3. The site is located adjacent to Royal College Street, which is one of the busiest cycle lanes in the borough. There is a contra-flow cycle track with no loading or unloading permitted at any time adjacent to the street. The site would have to be serviced from rear alleyway during construction. Due to the amount of basement excavation, to minimize the impact on the highway infrastructure and neighbouring community a construction management plan (CMP) would be needed. We would seek to secure a CMP implementation support contribution of £4,075.60 and a Construction Impact Bond of £7,874 as section 106 planning obligations in accordance with Policy A1.
- 11.4. Furthermore, the footway directly adjacent to the site is likely to sustain damage because of the proposed excavations. The Council would need to undertake remedial works to repair any damage following completion of the proposed development. A highways contribution would need to be secured as a section 106 planning obligation. This would allow the Council to repave the footway directly adjacent to the site and repair any other damage to the public highway in the general vicinity of the site. The highway works would be implemented by the Council's highways contractor on completion of the development.
- 11.5. As the development would involve basement excavations adjacent to the public highway. The Council has to ensure that the stability of the public highway adjacent to the site is not compromised by the excavations. The applicant would be required to submit an Approval in Principle (AIP) report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement planning obligation. This is a requirement of British Standard BD2/12. The AIP report and an associated

assessment fee of £576.80 would need to be secured via a legal agreement.

11.6. The following section 106 planning obligations and conditions would be required if planning permission is granted:

- Approval in Principle fee of £576.80
- Car-free development
- Condition securing the provision of 2 long-stay cycle parking spaces and details of bike shed
- Construction Management Plan and associated implementation support contribution of £4,075.60
- Construction Impact Bond of £7,874
- Highways contribution

12. Recommendation

12.1. Grant conditional Planning Permission (subject to section 106 legal agreement)

12.2. Legal agreement head of terms:

- Affordable housing contribution: £11,600
- Approval in Principle fee of £576.80
- Car-free development two new units
- Construction Management Plan and associated implementation support contribution of £4,075.60
- Construction Impact Bond of £7,874
- Highways contribution

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th May 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/2112/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 16 May 2023

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

Tplanninglive
116A Highbury New Park
London
N5 2DR

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
156 Royal College Street
London
Camden
NW1 0TA

Proposal:

Change of use of ground floor and basement from Class E to 2 bedroom 4 person residential unit (Class C3) and creation of mansard, ground floor rear and basement extensions and associated works.

Drawing Nos: 1326/11, RCS/22/P/01, RCS/22/P/02, RCS/22/P/03 Rev A, RCS/22/P/04 Rev 4, Flood Risk Assessment: 220306 May 2022, Basement Impact Assessment – 220306 Rev 1 April 2022, Geotechnical Report on Land Stability Hydrogeology and Ground Movement Assessment May 2022, Basement Impact Assessment Audit: 13693-72 Rev D1 September 2022, Marketing cover letter and marketing documents.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 1326/11, RCS/22/P/01, RCS/22/P/02, RCS/22/P/03 Rev A, RCS/22/P/04 Rev 4, Flood Risk Assessment: 220306 May 2022 , Basement Impact Assessment – 220306 Rev 1 April 2022, Geotechnical Report on Land Stability Hydrogeology and Ground Movement Assessment May 2022, Basement Impact Assessment Audit: 13693-72 Rev D1 September 2022, Marketing cover letter and marketing documents.

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings

and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development an updated flood risk assessment with associated flood mitigation measures and a drainage statement shall be submitted to and approved in writing by the local planning authority.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment April 2022 and with the Basement Impact Assessment Audit Revision: D1 September 2022, hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 8 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing to the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted, to and approved in writing by the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of secure and covered cycle storage area for 2 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 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.

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,

Supporting Communities Directorate