

Application ref: 2020/2395/P  
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Date: 3 November 2020

**Development Management**  
Regeneration and Planning  
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Judd Street  
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frontline architects  
Unit 7  
45 St Mary  
London  
W5 5RG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Basement Flat**  
**313A Royal College Street**  
**London**  
**NW1 9QS**

Proposal:

Remodelling and conversion of existing storage space located at ground and lower ground floor levels into a 1 bedroom maisonette

Drawing Nos: 01902/101; 102; 103; 104; 105; 106; 107; 108;109

LEN Engineering- Screening Report Rev. B with Appendix 1,

NRG Consultants- Internal Daylight Calculations Rev. B Envirosearch- Environmental Report including contaminated land risk Design+Access Statement

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01902/101; 102; 103; 104; 105; 106; 107; 108;109  
LEN Engineering- Screening Report Rev. B  
NRG Consultants- Internal Daylight Calculations Rev. B Envirosearch- Environmental Report including contaminated land risk Design+Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment compiled by, LEN Engineering dated May 2020) and the recommendation in the Campbell Reith Audit dated 09/09/2020

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the 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, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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.

#### 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 Reasons for granting permission.

The storage unit is not registered with the VOA as paying business rates, and as such, does not appear to be used for formal storage or distribution purposes (B8 use class). Consequently, the Council would not seek to protect the use of the site for storage purposes as required by the Council's Employment Policies.

There would be no external alterations to the front of the building, with all proposed works confined to the rear. The existing lightwell would be lowered and enlarged, but the visual impact of this would be limited, and as such, would be considered acceptable. The new fenestration is timber framed, and the design is in keeping with the existing windows across the rest of the building.

The application site is located within an area with a number of underground development constraints, (subterranean (groundwater) flow, surface water flow and flooding, and slope stability). A screening stage of a basement impact assessment (BIA) has been completed and assessed by Campbell Reith and found to be in accordance with policy A5 and Camden planning guidance Basements.

The Council's Contaminated Land Officer has reviewed the contaminated land report and confirms that the Council has no present evidence that confirms that there are contamination issues affecting the site other than potentially contaminative land-use activities in proximity. Therefore, the site is not being investigated under the Part IIA of the Contaminated Land Regime as it's considered suitable for its current use.

The new dwelling would measure 64sqm (GIA) excluding the internal void which would meet the nationally described space standard of 58sqm for a two storey, one bedroom, two person dwelling. The dwelling would be dual aspect which would help to ensure adequate ventilation, although it is noted that the front window is partially obscured at ground level and there is no window at lower ground level. To the rear, there would be views from the rear ground floor window, although the outlook at lower ground would be very limited, even after the existing lightwell is enlarged and lowered given the height of the retaining wall and the narrow width of the lightwell. The bedroom would be located at the lower level, and the living areas and kitchen are located at ground level where there is improved outlook and daylight. The Average Daylight Factor (ADF) for the internal spaces of the proposed development has been carried out. The aim of this report was to find the optimal windows dimensions to ensure that the minimum Average Daylight Factor is achieved for each habitable room. The proposed windows dimensions are sufficient to achieve target ADF for Flat 1. It is proposed to raise the ceiling level, which would provide a floor to ceiling height of 2.7m at lower ground and 2.9m at ground level, which would be acceptable.

Given the fact that the proposals involve limited external alterations, and the rest of the building is in residential use, the proposed conversion to provide one new residential unit is not considered to harm the amenity of nearby residential occupants by way of loss of outlook, daylight or privacy.

Policy T2 states that the Council will limit the availability of parking and require all new developments to be car-free. This includes limiting the availability of

both off-street and on-street parking. The council will not issue on-street parking permits in connection with new development and will use S106 legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered. As such, the proposal is in general accordance with policies H1, H4, A1, D1, D2, CC1, CC2, A5 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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 London Borough of Camden 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment