

Application ref: 2022/3278/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 14 December 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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE
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:
14 John Street
London
WC1N 2EB

Proposal:

Change of use of building from office use (Class E) to residential (Class C3) to form a self-contained dwelling, and associated works.

Drawing Nos: Site Location Plan P_0200, 0599A, 0600A, 0601, 0602, 0603, 0604A, 0605, 0700, 0701, 0702A, 0800, 0801, 0802A, 1399A, 1400A, 1401A, 1402, 1403, 1404A, 1405A, 1500, 1501, 1502A, 1600A, 1601A, 1602A, 1999A, 2000A, 2001A, 2002A, 2003A, 2004A, 2005A, 2100A, 2101A, 2102A, 2200A, 2201A, 2202A (13/04/2023).

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:

Site Location Plan P_0200, 0599A, 0600A, 0601, 0602, 0603, 0604A, 0605, 0700, 0701, 0702A, 0800, 0801, 0802A, 1399A, 1400A, 1401A, 1402, 1403, 1404A, 1405A, 1500, 1501, 1502A, 1600A, 1601A, 1602A, 1999A, 2000A, 2001A, 2002A, 2003A, 2004A, 2005A, 2100A, 2101A, 2102A, 2200A, 2201A, 2202A (13/04/2023).

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 relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilallation grills, external doors and gates;

b) Details of proposed front light-well area steps.

c) Details and sample of new steps/ bridge.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought to change the use of the existing office (Class E) and revert back to the original use as a residential dwelling (Class C3). The property is a Grade II listed building and is situated within the Bloomsbury Conservation Area, along a terrace of architecturally similar heritage assets. There is no rear access to the host site.

The proposals have been revised during the assessment. The revisions relate to; removal of proposed demolitions at rear to create a terrace overlooking the

internal courtyard, and replaced with retention of the massing and traditionally styled timber framed sash windows to replace non-original units. Further, additional details were also provided for clarification.

The existing building was originally constructed as a residential dwelling but has been in use as offices for some time, along with some ancillary residential space in the loft. The loss of office space in this instance is considered acceptable given the type of property in question would need significant investment to bring it up to modern standards, enabling access for all, which would be limited by the listed status of the building. Post covid working arrangements have altered requirements for modern work places and this building is considered generally unsuitable in the longer term. Although Class E allows greater flexibility than the former Class B1, it has also been demonstrated that the property has been marketed for over 12 months without interest. Returning the property to its original residential use is considered a heritage benefit. As such, in this specific instance and location, the loss of employment space is considered acceptable.

The provision of a new residential unit at the site is welcomed, as housing is the priority land use of the Local Plan. The dwelling would be a large 4+ bedroom home which is identified as a lower priority dwelling size by policy H7. It is also noted that Bloomsbury is identified as one of four wards with a low proportion of large dwellings, and where the Council aims to provide more larger homes. As such, the proposed large home in this location is acceptable.

The proposed dwelling would significantly exceed the Nationally Described Space Standards for floor areas, and would have an acceptable level of access to daylight/sunlight and outlook. Although the existing morphological density is high, the layout of the site enables the creation of private outdoor residential amenity space which is welcomed. As such, it would provide a high quality of living accommodation for future residents and is acceptable in this regard.

As the proposal involves new housing floorspace with an uplift of over 100sqm, a payment-in-lieu for an affordable housing contribution is secured via a section 106 legal agreement in accordance with policy H4.

The proposed external alterations are considered to be sensitive to the design of the host property and sympathetic to the preservation of the heritage asset. Original features are to be repaired and retained, with non-original interventions such as windows and rooflights being removed and made good.

The Council's Conservation Officer was consulted on the scheme and had initially raised some concerns, but was satisfied with the revisions as proposed. The revised proposal is considered to preserve the character and appearance of the conservation area and protect the special interest of the listed building.

- 2 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed

building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The new house would be car-free in accordance with policy T2 which is secured via a section 106 legal agreement. Two cycle parking spaces are proposed within the front pavement vault which would provide safe and secure parking enabling sustainable forms of transport and are as such considered acceptable.

No objections have been received prior to making this decision. The site planning history has been taken into account as part of the assessment in this decision.

As such, the proposed development is in general accordance with policies A1, T1, T2, H1, H4, H6, H7, E2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 5 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.

- 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>.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer