

Application ref: 2023/3676/P
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Date: 7 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Roberta Sanna
Mappin House,
4 Winsley Street,
London,
W1W 8HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**55 Sidmouth Street
London
WC1H 8JX**

Proposal:

Change of use of part lower ground to second floors from a residential dwelling to 6 non self-contained rooms with shared facilities as a House in Multiple Occupation (HMO's).
Drawing Nos: S-01; S-02; S-03; S-04; S-05; S-06; S-07; S-08; S-09; S-10; S-11 and Design and 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 The development hereby permitted shall be carried out in accordance with the following approved plans; S-01; S-02; S-03; S-04; S-05; S-06; S-07; S-08; S-09; S-10; S-11 and Design and Access Statement.

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

Informative(s):

1 Reasons for granting permission.

The host building is a three-storey, with basement Grade II listed building that lies within a terrace of three storey properties located in the Bloomsbury Conservation Area. It was originally constructed c.1807-1818, then altered in the late 20th century following partial bomb damage. It is constructed of yellow stock brick with later patching at third floor level, rusticated stucco ground floors with first floor sill bands.

The front part of the lower-ground floor is already in use as a 1 bed self-contained flat with the rear part of the lower ground floor and the remaining upper floors being used as a 4 bed maisonette.

Policy H3 seeks to protect all housing floorspace where people live long-term. It also seeks to protect individual self-contained houses and flats (in Use Class C3) and individual houses and flats shared by 3-6 occupiers who do not live as a family but share facilities such as toilets, bathrooms and kitchens (small houses in multiple occupation or HMOs, Use Class C4). Furthermore, the policy stipulates that the Council would resist development that would involve the net loss of two or more homes (from individual or cumulative proposals). Given the the proposal would involve the loss of one residential unit the proposal would be in accordance with policy H3 of the Local Plan 2017.

Creation of HMO

Policy H10 is supportive of the development of HMOs subject to a number of qualifying criteria including the proviso that the development would not involve the loss of two or more self-contained homes (a); that it complies with the relevant standard for HMOs (c); and is secured as a long-term addition to the supply of low cost housing (f). Technically, the proposal would result in the loss of one self-contained maisonette. As only one self-contained home would be loss, this would comply with one of the criteria of Policy H10. The proposed plans show that the HMO unit would consist of six bedrooms between the rear of the lower ground to second floors. As proposed the rooms would be double bedrooms which would exceed the National Space Standards requirement for the minimum size of a double bedroom that is currently 11.5 sq. metres as well as Camden's HMO standard of 11 sq. metres for bedrooms with shared kitchen and living room. The property will have a shared kitchen/diner/living room which would measure approximately 44.7 sq. metres. Although the lower ground floor unit would be served by one window facing onto a lightwell the future occupier would have access to the shared kitchen, living and dining space at ground floor level. The remaining rooms would have adequate access to daylight, sunlight and ventilation and would be considered acceptable. Moreover, the proposal would be compliant with policy H10(e) - and the proposal would not create a harmful concentration of HMO's in the local area or that the use would not cause harm to nearby residential amenity'

The applicant has advised that the rooms in multiple occupation are proposed in order to create a long-term addition to the supply of low cost housing. The Council's Private Sector housing team has been consulted and has confirmed that the property would be required to have adequate fire precautions, in line with the Local Authorities Co-ordinators of Regulatory Services (LACORS) guidance and as submitted the proposal would generally be in accordance with the licenced HMO's Standards. An informative would be added to any permission to remind the applicant of this.

- 2 No external changes are proposed to the building. The change in use class from self-contained residential (C3) to HMO (C4) is not considered to exacerbate any adverse impacts on the amenity of adjoining residential occupiers as the building would remain in residential use.

The property will have 6 rooms and would require 180L of bin for general waste, 200L for recycling and 23L for food waste. Internally there is an inbuilt bin in the kitchen providing 180L for general waste. A 200L recycling bin and 23L food waste bin can be provided that can sit in a space next to the inbuilt bin in the kitchen. Externally, there is a gated section next to the front door (as labelled in the proposed plans) where two 240L bins and a food waste bin would sit off the road for the Council to collect. The proposal is considered acceptable and would be in accordance with policy CC5 of the Local Plan.

In line with Policy T1 of the Camden Local Plan, we expect cycle parking to be provided in accordance with the standards set out in the London Plan. Whilst there is no specific standard for HMOs, the requirement in this instance would be for 1 space per room, giving a requirement for 6 spaces. Given that the property is a Grade II listed building the cycle provision would be waived in this instance.

In accordance with Policy T2 of the Camden Local Plan, all 6 rooms should be secured as on- street Residents parking permit (car) free by means of a Section 106 Agreement. This would prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. None of the existing residents will be returning to the property once it is converted and so it is appropriate to secure the rooms as car free in accordance with Policy T2. The applicant has indicated their willingness to enter into such an agreement, which is welcomed.

No comment/objection has been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC5, H1, H3, H4, H5, H6, H10, T1, and T2 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 The applicant is advised that the non self-contained units would be required to have adequate fire precautions, in line with the LACORS guidance.

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



Daniel Pope

Chief Planning Officer