

Application ref: 2023/5432/P
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Development Management
Regeneration and Planning
London Borough of Camden
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10-12 Emerald Street
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WC1N 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**52 Doughty Street
London
Camden
WC1N 2LS**

Proposal:

Change of use of the building from office (Class E) to residential (C3), in the form of a single family dwelling. Associated external alterations including partial demolition of ground floor slab to create a rear lightwell at lower ground floor level; replacement of windows and door at rear third floor level and; the installation of plant equipment and PV panels at roof level.

Drawing Nos: 407-DWG-000-OS Rev P1, 407-DWG-102-03 Rev P4, 407-DWG-103-03 Rev P2, 407-DWG-104-03 Rev P2, 407-DWG-105-03 Rev P2, 407-DWG-106-03 Rev P3, 407-DWG-107-03 Rev P3, 407-DWG-060 Rev P3, 407-DWG-110 Rev P3, 407-DWG-111 Rev P3, 407-DWG-112 Rev P3, 407-DWG-113 Rev P2, 407-DWG-120-01 Rev P2, 407-DWG-120-02 Rev P3, 407-DWG-121-03 Rev P3, 407-DWG-121-04 Rev P4, 407-DWG-200-03 Rev P1, 407-DWG-200-04 Rev P1, 407-DWG-201-03 Rev P1, 407-DWG-201-04 Rev P1, 407-DWG-202-01 Rev P1, 407-DWG-203-01 Rev P1, 407-DWG-204-01 Rev P1, 407-DWG-310 Rev P1, 407-DWG-305 Rev P1, 407-DWG-318 Rev P1, 407-DWG-320-00 Rev P2, 407-DWG-320-01 Rev P2, 407-DWG-320-02 Rev P2, 407-DWG-321-00 Rev P1, 407-DWG-321-01 Rev P1, 407-DWG-321-02 Rev P1, 407-DWG-322-00 Rev P1, 407-DWG-322-01 Rev P1, 407-DWG-322-02 Rev P1, 407-DWG-323-00 Rev P1, 407-DWG-323-01 Rev P1, 407-DWG-323-02 Rev P1, 407-DWG-324-00 Rev P1, 407-DWG-324-01 Rev P1, 407-DWG-324-02 Rev P1, 407-DWG-325-00 Rev P1, 407-DWG-325-01 Rev P1, 407-DWG-325-02 Rev P1, 407-

DWG-326-00 Rev P1, 407-DWG-326-01 Rev P1, 407-DWG-326-02 Rev P1, 407-DWG-340-01 Rev P1, 407-DWG-340-02 Rev P1, 407-DWG-341-01 Rev P1, 407-DWG-341-02 Rev P1, Marketing Evidence Report in Respect of 52 Doughty Street December 2023, Marketing Evidence received 14/03/2024, Plant Noise Assessment 15 December 2023, Heritage Impact Assessment December 2023, Planning Statement 21 December 2023, Design and Access Statement December 2023 Rev P1, Initial Budget Estimate Cost Plan No.1 5th April 2024.

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 407-DWG-000-OS Rev P1, 407-DWG-102-03 Rev P4, 407-DWG-103-03 Rev P2, 407-DWG-104-03 Rev P2, 407-DWG-105-03 Rev P2, 407-DWG-106-03 Rev P3, 407-DWG-107-03 Rev P3, 407-DWG-060 Rev P3, 407-DWG-110 Rev P3, 407-DWG-111 Rev P3, 407-DWG-112 Rev P3, 407-DWG-113 Rev P2, 407-DWG-120-01 Rev P2, 407-DWG-120-02 Rev P3, 407-DWG-121-03 Rev P3, 407-DWG-121-04 Rev P4, 407-DWG-200-03 Rev P1, 407-DWG-200-04 Rev P1, 407-DWG-201-03 Rev P1, 407-DWG-201-04 Rev P1, 407-DWG-202-01 Rev P1, 407-DWG-203-01 Rev P1, 407-DWG-204-01 Rev P1, 407-DWG-310 Rev P1, 407-DWG-305 Rev P1, 407-DWG-318 Rev P1, 407-DWG-320-00 Rev P2, 407-DWG-320-01 Rev P2, 407-DWG-320-02 Rev P2, 407-DWG-321-00 Rev P1, 407-DWG-321-01 Rev P1, 407-DWG-321-02 Rev P1, 407-DWG-322-00 Rev P1, 407-DWG-322-01 Rev P1, 407-DWG-322-02 Rev P1, 407-DWG-323-00 Rev P1, 407-DWG-323-01 Rev P1, 407-DWG-323-02 Rev P1, 407-DWG-324-00 Rev P1, 407-DWG-324-01 Rev P1, 407-DWG-324-02 Rev P1, 407-DWG-325-00 Rev P1, 407-DWG-325-01 Rev P1, 407-DWG-325-02 Rev P1, 407-DWG-326-00 Rev P1, 407-DWG-326-01 Rev P1, 407-DWG-326-02 Rev P1, 407-DWG-340-01 Rev P1, 407-DWG-340-02 Rev P1, 407-DWG-341-01 Rev P1, 407-DWG-341-02 Rev P1, Marketing Evidence Report in Respect of 52 Doughty Street December 2023, Marketing Evidence received 14/03/2024, Plant Noise Assessment 15 December 2023, Heritage Impact Assessment December 2023, Planning Statement 21 December 2023, Design and Access Statement December 2023 Rev P1, Initial Budget Estimate Cost Plan No.1 5th April 2024.

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 The external noise level emitted from the two air source heat pump units at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to first use of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storied (plus dormer) terraced property located on the eastern side of Doughty Street. The subject building is Grade II listed and is within the Bloomsbury Conservation Area.

The applicant is seeking permission for a change in use from office (Class E) to a single-family dwelling (Class C3) and associated external works including partial demolition of ground floor slab to create a rear lightwell at lower ground floor level, replacement of windows and doors at rear third floor level and; the installation of 2x ASHP in a newly proposed lower ground floor lightwell at the rear of the property and PV panels at roof level.

The proposals were revised during the assessment. This included a change in positioning of ASHP, reduction in size of rear lightwell and the removal of two flues in the rear garden. Additional information and clarification was also

provided relating to the change of use/marketing.

The proposal would restore the listed building to its original use as a single-family dwelling. The most recent use of the building was as offices, however the applicant has indicated that the building has been vacant since March 2020. No specific evidence to confirm this has however been provided.

A marketing evidence report has been provided which concludes that the subject property is no longer fit for purpose as an office and that the proposal generally complies with Policy E2. Some key points from the report are as follows:

- A reactive marketing campaign was commenced on March 2023 and a proactive, opening marketing campaign commenced in September 2023.
- Interest schedule provided spanning from March - October 2023.
- Marketed at a discounted level which Council's Inclusive Economies Officer has confirmed as being acceptable.

The building is in substandard specification and poor condition and is practically unlettable in its current condition and within its current specification.

- There is a large volume of offices available within the local area, even at a rental level below market value. Demand for offices in this area of central London has fallen (the adoption of hybrid working practices has significantly reduced the demand for offices as employer have adjusted to the post COVID environment), whereas supply has increased.
- A full, protracted, open marketing campaign for the subject property will yield no return while in its current condition and specification.

Given the information provided, 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. 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 4+ bedroom home which is identified as a lower priority dwelling size by policy H7. Notwithstanding this, the reinstatement of the building into its original and historic use is welcomed and supported by policy D2.

- 2 The proposed dwelling would significantly exceed the Nationally Described Space Standards for floor areas, would be dual aspect and receive significant daylight/sunlight throughout the year. Outdoor amenity space is provided in the form of a rear garden and roof terrace at attic level. As such, it would provide a high quality of living accommodation for future residents and is acceptable in this regard.

A payment-in-lieu for an affordable housing contribution is secured via a section 106 legal agreement in accordance with policy H4. Based on the GIA of 401 sqm, this would have a capacity for 4 homes (8% target). However, the nature of the listed building means that there would likely to be less harm from any works of conversion if it were into two flats. Taking the heritage asset's

significance into account in line with policy H4, a more appropriate target would therefore be 4% in this particular case. Therefore, the payment-in-lieu being applied in this instance is £80,200 (half of an 8% target payment).

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. This includes PV panels and ASHP which would not be visible due to their location at roof level. Council's Conservation Officer has reviewed the proposal and states that the application is supported as the work will overall enhance the architectural significance of the building and the contribution it makes to the character and appearance of the streetscape, and thus that of the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

Given the scale, nature and location of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. While the proposal includes 2x ASHP a Plant Noise Assessment has been provided which has been reviewed by Council's Environmental Health (Pollution) Officer who has confirmed that the acoustic submission meets local plan guidelines and is therefore acceptable in environmental health terms. Conditions have been attached relating to external noise levels, anti-vibration isolators and that the units are not to be used for cooling.

The new house would be car-free in accordance with policy T2 which is secured via a section 106 legal agreement. With respect to policy T1, while no formal cycle parking is shown on the submitted plans, it is considered that sufficient space exists within the property to accommodate cycles if required.

The proposal would deliver sustainability benefits, in accordance with policies CC1 and CC2 through the change from a gas energy system to electric, 2x ASHP, PV panels, the introduction of double glazing at rear third floor level and secondary glazing across the building which would improve thermal efficiency of the building.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in accordance with policies A1, A4, T1, T2, H1, H4, H6, H7, E2, D1 D2, CC1 and CC2 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.

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