

Application ref: 2024/1755/P
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Development Management
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TAL ARC LTD
2A CRESCENT ROAD
8 Dollis Road,
LONDON
N31RG
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:
36-37 Great Russell Street
London
WC1B 3PP

Proposal:
3rd floor rear extension to create a studio flat
Drawing Nos: 36-37GRS-PP8-01; 36-37GRS-PP8-02; 36-37GRS-PP8-03; 36-37GRS-PP8-04; 36-37GRS-PP8-05 & 36-37GRS-PP8-06

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: 36-37GRS-PP8-01; 36-37GRS-PP8-02; 36-37GRS-

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 16 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 Reasons for granting permission.

The site is located on the southern side of Great Russell Street, between the junctions of Willoughby Street and Bloomsbury Street, and comprises a four-storey building plus basement. Its rear yard projects past its neighbour at no.38 and behind 2 Willoughby Street to the side, so that the rear façade of the upper floors are visible from Willoughby Street. The basement, ground, first, and second floors consist of Class E commercial floorspace. The third floor consists of two one-bedroom residential (Class C3) units.

The site lies within the Bloomsbury Conservation Area, and is noted as being a positive contributor in the Conservation Area Appraisal.

Planning permission was granted in March 2023 (subject to a S106 agreement) for the erection of a rear extension to the building covering basement to 2nd floor levels. This application seeks to add an additional 1-bed unit within a mansard at 3rd floor level on top of this previously approved rear extension.

The applicant sought pre-app advice from the Council before submitting this application.

The addition of new housing is supported by policy H1. The creation of one residential unit, in addition to the already consented five residential units under previous permissions, is supported. The result would be a mix of unit sizes including studio, 1-bedroom, 2-bedroom, and 3-bedroom units, in accordance with policy H7 of the Local Plan.

The proposal includes the creation of a 1-bedroom, 1-person studio dwelling located on the third-floor level. The proposed unit exceeds the minimum national space standards total of 39sqm.

Policy H4 on maximising affordable housing requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 square metres GIA or more. The policy indicates that 100 sqm equates to one dwelling and a sliding scale is used for the affordable housing target. The previous scheme permitted 2023/2741/P had an affordable housing contribution of £78,600 based on 5 units in the property measuring 303 sqm. For one dwelling a target of 2% affordable housing is required. The affordable housing target, i.e. 6% is then applied to the total floor area (i.e. 303 sqm + 41.6 sqm and a multiplier of £5,000 per sqm used to provide the final payment in lieu for affordable housing, which in this case, comes to £12,480. This will be secured by a Section 106 clause.

The proposed mansard roof has been amended since pre-app to sit behind a parapet wall, in line with CPG guidance. This is therefore considered to be acceptable in scale, height, materiality and design and it would read as subordinate to the main host building and previously approved extension as it is lower than the parapet height of the main building. The two dormers proposed would also be finished with double glazed timber framed windows and lead cladding, which aligns with the existing fenestration on the lower levels. The roof would be slate tiles which respects the historic character of the host building and wider Bloomsbury Conservation Area.

As the proposed extension is single aspect, two rooflights are proposed to bring natural light into the back of the new residential unit. These are flush with the roof line and therefore won't be visible from the street. The bedroom window closest to the proposed mansard has been reduced in size as a result of the proposal which could raise concerns over outlook and daylight for this bedroom. Officers are satisfied that due to the subordinate design and roof slope of the mansard, that neither outlook nor daylight to this bedroom will be compromised.

Given the location of the mansard at the rear of the site, with limited views from Willoughby Street, it is considered to have a minimal impact on the Conservation Area.

2 Reasons for granting permission/consent continued

The closest residential property, is located on the upper floors at no.38 Great

Russell Street, and will be far enough away to not be directly overlooked by the new residential unit. Furthermore, the proposed extension is sited against two blank flank walls of adjoining properties and is sufficiently set back from Willoughby Street. Therefore, the proposed mansard roof and new residential unit would not result in any loss of light or outlook to neighbouring residential properties, complying with policy A1 of the Local Plan.

The Council require 16 spaces for cycle parking facilities at ground floor level in line with London and Camden Plan, but these details need to be provided and shall be secured via condition. In addition, the new unit also should be secured as car free via a S106 legal agreement, which prevents future occupants from applying for resident parking permits adding to on street parking pressure, traffic congestion and air pollution, while also encouraging more sustainable modes of transport such as walking and cycling and public transport. The proposal is therefore compliant with policies T1 and T2 of the Camden Local Plan 2017.

The previously approved refuse and recycling store can also accommodate refuse for the new Studio. These details will also be conditioned. This meets the design standards set out in Camden's Planning Guidance CPG1 and policy CC5 of Camden's Local Plan 2017.

Due to the location of the proposed works, it is recommended a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 be secured by means of a s.106 legal agreement.

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

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.

As such, the proposed development is in general accordance with policies A1, D1, D2, H1, H4, H7, 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.

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