

Application ref: 2024/4433/P
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Date: 16 January 2025

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

HSD
40 Blackberry Farm Close
Hounslow
TW5 9EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
8 Fulwood Place
London
WC1V 6HG

Proposal:

Change of use of 3rd and 4th floors from office (Class E) to residential (Class C3) for the provision of 1x self-contained residential unit; reduction in depth at rear ground floor level to provide basement rooflight; alterations to rear fenestration at 3rd and 4th floor rear elevation; replacement windows to front and rear elevations; replacement ground floor shopfront; installation of rooflights and green roof to main roof.

Drawing Nos: Existing Basement Floor, Existing Ground Floor Plan, Existing 1st Floor Plan, Existing 2nd Floor Plan, Existing 3rd Floor Plan, Existing 4th Floor Plan, Existing Roof Floor Plan, Existing Sections, Existing Site Plan, 01, 02, 03, 04, 05, 06 Rev 01, 07, 08 Rev 01, 09 Rev 01, 09A Rev 01, Rear 1, Site and Location Plan, Cover Letter (prepared by HS Design), Design and Access Statement and Marketing Evidence (prepared by HS Design, dated 22 September 2024), Lease Listing (Stoneacre Commercial), Rightmove Marketing, Marketing Evidence Letter (Chesterons), Chestertons Brochure

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:

Existing Basement Floor, Existing Ground Floor Plan, Existing 1st Floor Plan, Existing 2nd Floor Plan, Existing 3rd Floor Plan, Existing 4th Floor Plan, Existing Roof Floor Plan, Existing Sections, Existing Site Plan, 01, 02, 03, 04, 05, 06 Rev 01, 07, 08 Rev 01, 09 Rev 01, 09A Rev 01, Rear 1, Site and Location Plan, Cover Letter (prepared by HS Design), Design and Access Statement and Marketing Evidence (prepared by HS Design, dated 22 September 2024), Lease Listing (Stoneacre Commercial), Rightmove Marketing, Marketing Evidence Letter (Chesterons), Chestertons Brochure

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 cycle parking facilities shown on drawing DWG02 hereby approved (consisting of 2 residential cycle spaces and 4 office cycle spaces) shall be provided prior to the occupation of the development and thereafter permanently retained.

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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii.sections at a scale of 1:20 with manufacturers details demonstrating the

- construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The site, which currently comprises vacant office (Class E) floorspace at basement to 4th floor levels, has been actively marketed for sale starting in July 2022 with limited success. A sale was agreed in September 2022, falling through in December 2022. The building has remained vacant during the entire marketing period. Throughout the marketing period 50 parties viewed the property. None came forward with an offer. Although the building is in an excellent location for office uses, with universities and the legal district nearby, the layout and small floorplates were the main reasons why prospective buyers did not proceed. The floorplates are split into two sections with a lift and stair core in the middle, resulting in floor plans which are disjointed and not suited for commercial use. The current constrained floor plans are outdated and do not meet current standards for more flexible spaces.

There is also a demonstrated large volume of offices available within the local area, many at rental levels below market value. Demand for offices in this area of London has fallen (the adoption of hybrid working practices has significantly reduced the demand for offices as employers have adjusted to the post COVID environment), whereas supply has increased.

Given the information provided, the loss of the 3rd and 4th floor office space is considered acceptable given that the majority of the interior floorspace would remain in Class E use and due to the unsuitability and interest in the office space.

The proposal would provide a high-priority two-bedroom unit, in accordance with Policy H7. The unit meets minimum space standards for a two-bedroom, three-person units (over two levels) at 81sqm (70sqm requirement). The unit would be dual aspect, facing both east and west, and it is considered to provide adequate daylight/sunlight, outlook, and ventilation. The unit would also be provided with two private outdoor amenity areas in the form of roof terraces at rear 3rd floor level and front 4th floor level. The proposal would provide one residential unit of less than 100 sqm in area and as such, an affordable housing contribution is not required.

Along the front elevation, the existing shopfront and canopy will be removed

and replaced with a aluminium shopfront with separate residential and office entrances. The design is simple and it will complement the host building and wider Conservation Area. The existing aluminium framed windows will be replaced with double-glazed timber framed units in a design similar to neighbouring buildings. At 4th floor level, the existing sliding door will be reduced in size and new black iron railings installed. The parapets at either end of the front terrace will be raised with chamfered edges to address privacy concerns from neighbouring office terraces.

At the rear, the ground floor rear extension will be slightly reduced in depth to allow for a rooflight to be installed. This will allow for added daylight to the basement level office unit. The 3rd floor rear window will be replaced with a Juliet style balcony and door to alleviate privacy concerns to the new residential unit, as with the rear sliding door at 4th floor level. A green roof has been added to the main roof in order to increase biodiversity on the site, the details of which will be secured by condition.

Overall, the external alterations to the property are considered minor in scope and scale and will not cause harm to the host building or that of the wider Bloomsbury Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulations Reform Act 2013.

- 2 Due to the scale and scope of the proposed works, and as the front and rear roof terraces are existing, the development is not considered likely to have any adverse impacts on neighbouring residential occupiers in terms of loss of daylight/sunlight, privacy, and outlook.

In line with Policy T1, cycle parking at developments should be provided in accordance with the London Plan standards. For residential units with 2 or more bedrooms, the requirement is for 2 spaces per unit. The proposed ground floor plan shows 2 vertical cycle spaces for the residential unit and 4 vertical spaces for the offices. Whilst we do not normally recommend the use of vertical racks, given the limited floor plate this arrangement is acceptable in this instance. The provision of the 6 cycle parking spaces will be secured by condition.

In accordance with Policy T2, the residential units will be secured as residents parking permit (car) free by means of the S.106 legal agreement. This will 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 such as walking, cycling and public transport.

No objections were received following statutory consultation. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, A3, H1, H4, H6, H7, E2, T1, T2, D1, D2, CC1, CC2, CC3, and DM1 of the Camden Local Plan 2017. The proposed development also accords with the

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 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.

- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

9 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.

10 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (“1990 Act”) is that planning permission granted in England is subject to the condition (“the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.

- It is for development of a “Biodiversity Gain Site”.
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

11 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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