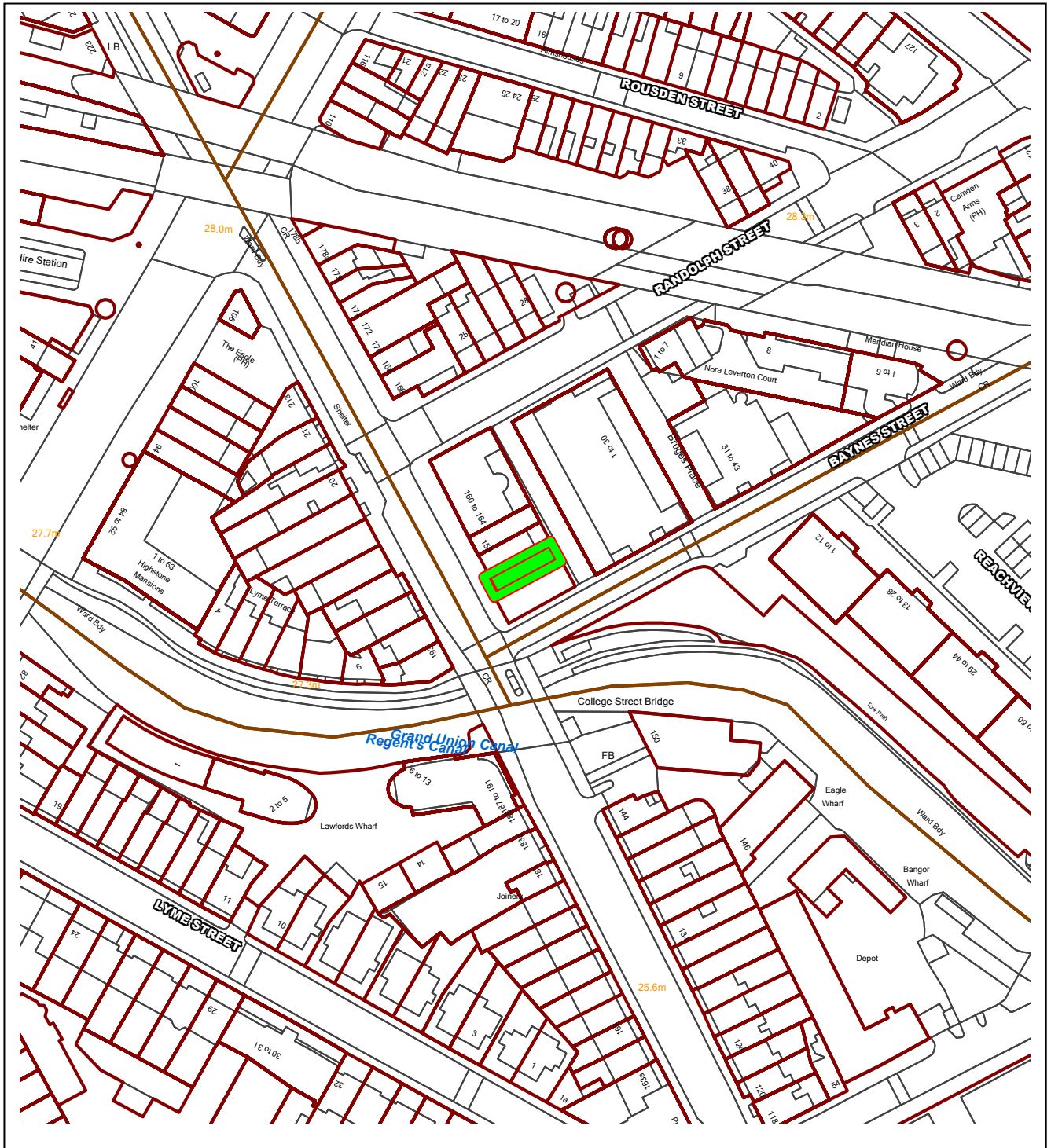


154 Royal College Street – 2024/4371/P



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2024/4371/P – 154 Royal College Street – Photos and drawings



154 Royal College Street (end of terrace) (Front elevation)



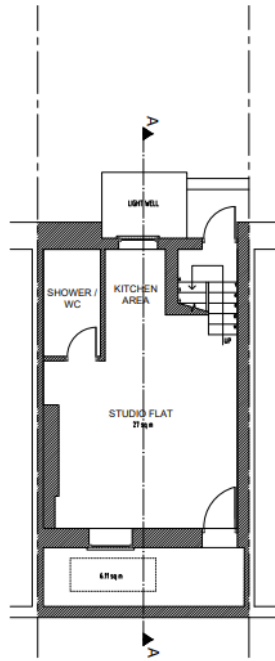
Historic shopfront with grille to basement lightwell in front



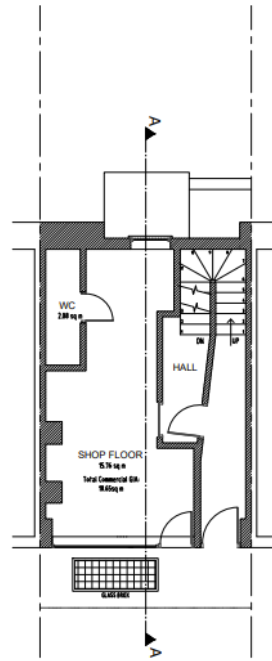
A condition will be attached to secure details of the proposed lightwell cover



Rear elevation – site of proposed basement and ground floor rear extension

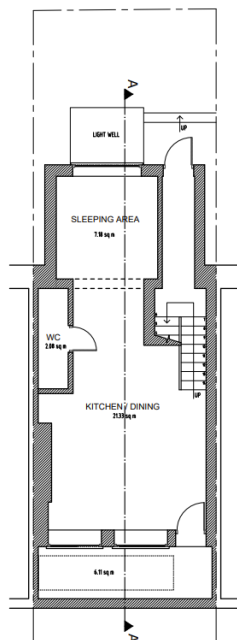


Existing Basement Floor
Scale 1:100

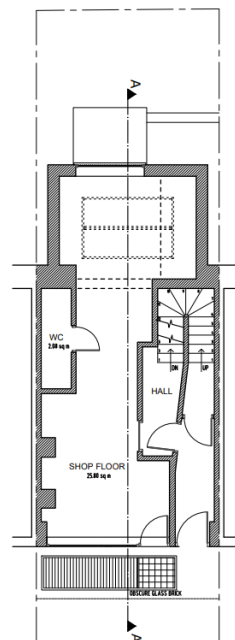


Existing Ground Floor
Scale 1:100

Existing basement and ground floor plans

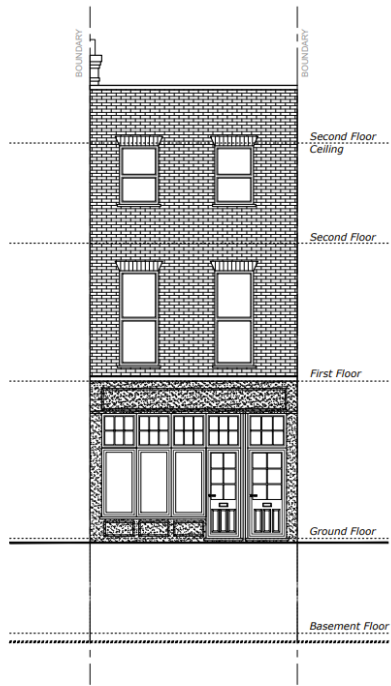


Proposed Basement Floor
Scale 1:100



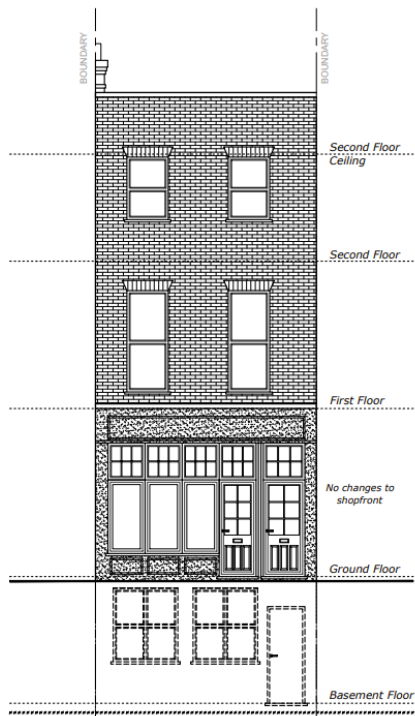
Proposed Ground Floor
Scale 1:100

Proposed basement and ground floor plans



Existing Front Elevation
Scale 1:100

Existing front elevation



Proposed Front Elevation
Scale 1:100

Proposed front elevation (historic shopfront retained)

Delegated Report		Analysis sheet	Expiry Date:	04/12/2024
(Members Briefing)		N/A / attached	Consultation Expiry Date:	08/12/2024
Officer			Application Number(s)	
Adam Greenhalgh			2024/4371/P	
Application Address			Drawing Numbers	
154 Royal College Street London NW1 0TA			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation and extension at basement level to enlarge existing flat including the alteration of the rear lightwell. Erection of a ground floor rear extension to extend existing retail use including the enlargement of the front lightwell grille.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed 13/11/2024 (expiry 07/12/2024). A press advertisement was published on 14/11/2024 (expiry 08/12/2024).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	No objections were received from any neighbouring addresses.			
Camden Broadway Conservation Area Advisory Committee	No response received.			
Rochester Conservation Area Advisory Committee:	<p>Rochester CAAC objected to the proposals on grounds of :</p> <ol style="list-style-type: none"> 1. Inaccurate drawings which do not show the rear elevation and access to the garden correctly 2. The 'proposed' plan shows a widened front area grill extending across the shop doorway, which must be stone (preferably York stone) for the shop door entrance 3. It is welcome that the ground-floor shop is re-instated, but wrong to have a door to the outside and a door to the hallway. It should be clearly separated 4. The basement has permission as a studio flat but lacks any bathroom facilities. It should not be dependent on the shop above 5. The Officer's report on the previous application noted the recent road flooding which is not described in either basement assessment. Impermeable glass brick is needed to replace the current smaller front basement grill, not a large open metal lattice 6. The change of back door from ground floor to basement would make the previously suggested bike shed in the rear garden inaccessible 7. The façade of the shop front now has a door but the shape is wrong – the correct (wooden) façade can be seen in drawings for the earlier application for no. 156. The structure of the front wall is wrong – the front shop windows do not have a central column, yet one is shown. <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>Sectional drawings have been submitted to clarify the arrangement at the rear and the door to the rear</i> 2. <i>The application proposes a 'glass brick' covered lightwell to the extended portion, which is considered acceptable. For further details, please see section 4 of this report (design and conservation);</i> 3. <i>The existing façade incorporates two doors, one to the ground floor commercial unit and one to the residential units (there being a studio unit in the basement in addition to upper floor flats) which will be retained as existing. This maintains the existing separate access to the commercial and residential units. The residential units have</i> 			

separate entrance doors. The existing doors would be retained and there are no proposed changes to the shopfront.

- 4. The basement studio unit has a W.C./shower. It also has a Certificate of Lawfulness for use as a studio unit. This was issued on 09/08/2018 – ref 2018/0674/P.*
- 5. There is no change of use of the basement flat (which has a Certificate of Lawfulness) and which is currently served by a front lightwell. The enlarged front lightwell would not result in a significant increase in water ingress and occupiers would not be at undue risk of flooding.*
- 6. No bicycle parking facilities are proposed in the rear garden within this application;*
- 7. The existing historic shopfront would be retained. It has now been drawn to sufficient detail with its historic architectural features shown.*

Site Description

154 Royal College Street is an end-of-terrace three storey building on the east side of Royal College Street close to the Regent's Canal. It is within the Royal College Street – Camden Road Neighbourhood Centre and it is within the Camden Broadway Conservation Area.

It has a vacant self-contained commercial unit on the ground floor and residential accommodation (2 bedroom flat) on the first and second floors. The basement has a Certificate of Lawfulness (ref: 2018/0674/P) for use as a residential studio unit.

It is noted as being a Positive Contributor and having a historic shopfront in the Camden Broadway Conservation Area Appraisal and Management Strategy 2009.

Relevant History

Application site

2024/4370/P - Erection of a mansard roof extension (front and rear) to enlarge existing residential unit – **granted 04/12/2024**

2024/1541/P - Change of use of ground floor (and basement) commercial unit to residential, erection of a ground floor rear extension, mansard roof extension and basement excavation including the insertion of a rear lightwell, all to enable use as two flats – **refused 03/10/2024 and appeal (APP/X5210/W/24/3353374) dismissed 11/02/2025**

Reasons for refusal:

- 1) In the absence of sufficient evidence to demonstrate that the ground floor and basement cannot be used for commercial purposes, including a lack of sufficient evidence of marketing, the proposal would result in the loss of employment floorspace.
- 2) The proposed change of use of the ground floor from commercial to residential and the proposed front lightwell would not be in keeping with or appropriate to the historic character and appearance of the building in the Conservation Area. The proposals would therefore fail to preserve or enhance the character and appearance of the Conservation Area.
- 3) In the absence of a satisfactory Basement Impact Assessment it has not been demonstrated that the proposal would safeguard structural, ground and water conditions in the area.
- 4) In the absence of a completed S.106 agreement including the prevention of future occupiers of the new flat from obtaining on-street car parking permits, the proposal would increase on-street parking pressures, traffic congestion and air pollution and fail to encourage more sustainable modes of transport such as walking, cycling and public transport.

(Please see background below for important information on this application and appeal)

2024/1833/A - Display of 1 x non illuminated fascia sign, 1 x non illuminated projecting sign, 1 x non illuminated menu case – **granted 26/06/2024**

2023/1986/P - Replacement and enlargement of side elevation windows with new timber windows – **granted 22/08/2023**

2018/0674/P – Use of basement level as 1 x studio flat (Class C3) – **granted 09/08/2018**

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC3 Water and flooding

Camden Planning Guidance:

- CPG – Design (2021)
- CPG – Amenity (2021)
- CPG - Basements (2021)

Assessment

1. The proposal

- 1.1 Planning permission is sought for the extension of the existing basement. The depth of the existing basement would be increased by 550mm to increase the internal head height from 1.95m to 2.5m. A two storey rear extension would be constructed over basement and ground floor level.
- 1.2 The ground floor/basement extension would project 2.6m from the rear elevation and it would be set in 300mm from the side boundaries. It would be flat-roofed, being 3.4m above the level of the site at the rear. It would have an upward projecting rooflight.
- 1.3 The existing grille serving the front lightwell would be widened, with the extended area finished with glass bricks to maintain access to the shopfront.
- 1.4 Note: The ground floor is to remain in commercial use. The basement has a Certificate of Lawfulness (see 'Planning History' above) for use as a residential studio unit and will remain as a single dwelling.

2. Background

- 2.1 The application is made following the refusal of application 2024/1541/P (See 'Planning History' above). That application included the same basement level/ground floor rear extension as is currently proposed, in addition to a proposed change of use of the ground floor and basement to provide two flats. The Appeal Inspector dismissed the appeal on 12/02/2025 and upheld the reason for refusal 1:

1) In the absence of sufficient evidence to demonstrate that the ground floor and basement cannot be used for commercial purposes, including a lack of sufficient evidence of marketing, the proposal would result in the loss of employment floorspace.

- 2.2 In the previous application, the basement excavation formed a reason for refusal (RfR 3) because a satisfactory basement impact assessment had not been submitted, and as such, it was not demonstrated that the proposal would safeguard structural, ground and water conditions in the area, contrary to policy A5. However, additional basement information was submitted during the course of appeal which was audited and found to be acceptable, and as such, this reason for refusal was addressed.
- 2.3 The Council also found harm from the proposed change of use of the ground floor from commercial to residential and the proposed front lightwell which was not considered to be in keeping with or appropriate to the historic character and appearance of the building in the Conservation Area. However, the inspector found no harm from these works, and they did not form a reason for the dismissal of the appeal. In the previous scheme, the front lightwell works

differed from the current proposals as they included the opening up of the lightwell and the installation of railings surrounding it. The current proposals involve the widening of the lightwell and the installation of glass bricks above.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- Residential amenity
- Basement impacts
- Biodiversity

4. Design and Conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'design' are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 4.2. The application follows on from the previously refused application ref. 2024/1541/P refused 03/10/2024 and dismissed at appeal on 11/02/2025, as discussed under the background section.
- 4.3. Rear extension: The proposals involve the erection of a rear extension over ground and basement level. The extension would measure 4.2m wide, 2.6m deep and 5.8m high with a glass roof lantern above. It would be constructed of matching brickwork with new casement windows. It will be subservient in scale and location to the host building and will be a similar structure to what was approved at 156. A small lightwell is proposed at the rear which would have limited public visibility from the rear windows of neighbouring properties only. The proposed extension would preserve the character and appearance of the host building and would not impact the conservation area.
- 4.4. The existing basement flat is considered under-sized and the extension would add 7.8sqm to this unit which would improve the living conditions of future occupiers. The new bedroom would be served by a rear lightwell.
- 4.5. Shopfront: The existing shopfront is to be retained and no alterations are proposed. The CAAC has raised concerns that the submitted drawings are not accurate. Revised drawings were submitted to increase the level of detail shown; nevertheless, an informative will be included on the decision notice notifying the applicant that the approved works do not include any alterations to the existing shopfront.
- 4.6. Front Lightwell: While no objection is raised in principle to the extended front grill and glass brick cover in front of the shop entrance, insufficient details of the materials and appearance are included to ensure that the alterations would be appropriate in the Conservation Area. As such, it is recommended that a condition is attached to any planning permission to secure detailed drawings to show the architectural design and materials of the lightwell cover.
- 4.7. Overall, the proposal would preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character 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.

5. Residential Amenity

5.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents.

5.2. The two storey rear extension would not obscure or overshadow any habitable room windows or private external areas at no. 154 or indeed the plot to the west. Furthermore, there would be no significant harm to the outlook from any neighbouring rooms or gardens or sense of enclosure from external amenity areas, and the proposal would not involve the creation of any new opportunities for overlooking or impacts on neighbouring privacy.

5.3. It is concluded that the proposals would not result in any loss of amenity for neighbouring occupiers, contrary to policy A1.

6. Basement Impacts

6.1. Turning to the proposed basement extension (to the rear), this would accord with the criteria listed under policy A5 (Basements) in terms of not resulting in the loss of any existing or potential trees or planting, not affecting the amenity of any neighbouring properties and not affecting the character or appearance of any townscape or heritage assets.

6.2. It would also comply with the parameters within policy A5 such as not being more than 50% of the depth of the existing building, not occupying more than 50% of the depth of the garden and being set back from the boundaries with the neighbouring buildings where it projects beyond the footprint of the building.

6.3. A Basement Impact Assessment (BIA) has been undertaken in accordance with policy A5 and the Council's Planning Guidance on Basements. The BIA has been duly audited by the Council's independent Basement Impact Assessors, Campbell Reith. It is accepted that the proposed basement will not have a significant impact on the land stability of the area, and with the inclusion of appropriate mitigation measures it is accepted that the basement will not impact the hydrology of the area.

6.4. Based on the revised BIA and the supporting documents provided, it can be confirmed that the BIA complies with the requirements of CPG: Basements and the Principles for Audit set out in the Basement Impact Assessment (BIA) Audit Service Terms of Reference & Audit Process.

6.5. Planning conditions are attached to ensure that the development is undertaken in accordance with the audited Basement Impact Assessment and that a qualified engineer is appointed to oversee the basement works.

7. Biodiversity

7.1. Due to scale of development, it is considered that the application would be exempt from the Biodiversity Net Gain requirement. Further information on Biodiversity Net Gain and its exemptions is included with two informatives attached to this recommendation.

8. RECOMMENDATION

8.1. Grant planning permission subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday

March 10th, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2024/4371/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 5 March 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

Eade Planning Ltd
OCC Building A,
105 Eade Road
London
N4 1TJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**154 Royal College Street
London
NW1 0TA**

Proposal: Excavation and extension at basement level to enlarge existing flat including the alteration of the rear lightwell. Erection of a ground floor rear extension to extend existing retail use including the enlargement of the front lightwell grille

Drawing Nos: RCS.154.EX: 101 F, 102 F, 103 D, SE 0
RCS.154.PR: 301 D, 302 B, 303 O, SE 0
RCS.154.EXC: 101 0

Basement Impact Assessment: screening and scoping document (Stephen Buss Environmental Consulting Limited)

Basement Impact Assessment (JMS Civil & Structural Consulting Engineers)

Basement Impact Assessment Supplementary Information L24/055/02 (JMS Civil & Structural Engineers - 09/01/2025)

Planning, Design and Access Statement (Eade Planning Ltd)

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 drawings:

RCS.154.EX: 101 F, 102 F, 103 D, SE 0
RCS.154.PR: 301 D, 302 B, 303 O, SE 0
RCS.154.EXC: 101 0

Basement Impact Assessment: screening and scoping document (Stephen Buss Environmental Consulting Limited)

Basement Impact Assessment (JMS Civil & Structural Consulting Engineers)

Basement Impact Assessment Supplementary Information L24/055/02 (JMS Civil & Structural Engineers - 09/01/2025)

Planning, Design and Access Statement (Eade Planning Ltd)

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 development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of Basement Impact Assessment L24/055/02 (JMS Civil & Structural Consulting Engineers - 31/10/2024), Basement Impact Assessment Supplementary Information L24/055/02 (JMS Civil & Structural Consulting Engineers - 09/01/2025), Basement Impact Assessment Audit - 14006-97 (Campbell Reith - January 2025) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 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 before the relevant part of the work is begun:

a) Drawings of the front lightwell covering at a scale of 1:20 showing the detailed design and materials.

The development shall be undertaken in accordance with the approved details and permanently retained as such thereafter.

Reason: To preserve the character and appearance of the Conservation Area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

4 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).
6. It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 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.

- 6 Notwithstanding what is shown on the submitted drawings, this consent does not approve any alterations to the existing shopfront.

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>.

Yours faithfully

Chief Planning Officer