

Application ref: 2024/0976/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 16 May 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

Signature Buildings Ltd.
Sopers House
Sopers Road
Cuffley
Potters Bar
EN6 4RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
253 Eversholt Street
London
NW1 1BA

Proposal:

Change of use of basement ancillary retail floorspace (Class E) to create a self-contained dwelling with rear courtyard (Class C3) including opening up of existing front lightwell and insertion of staircase. Replacement of shopfront.

Drawing Nos: E0-B, E1-B, E2-B, E3-B, E4-B, E5-B, P0-B, P1-B, P2-B, P3-B, P4-B, P5-B

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 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- E0-B, E1-B, E2-B, E3-B, E4-B, E5-B, P0-B, P1-B, P2-B, P3-B, P4-B, P5-B

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

Informative(s):

- 1 Reasons for approval:

The shoe repair shop has been functioning without the use of the basement level. The loss of the Class E ancillary storage space at the basement level is acceptable. Policy E2 does not seek to protect retail space as these are protected under policy TC2 Camden's centres and other shopping areas. A viable retail/commercial unit would be retained at ground floor level. The loss of Class E space at the basement level would not undermine the Local Plan Centre Eversholt Street North. The proposal complies with Local Plan policies E2.

Local Policy H1 supports the provision of new high-quality housing to meet demand. The principle of new housing is acceptable.

Local Plan Policy D1 (explanatory note 7.32) requires that all housing development is designed and built to create high-quality homes. Local Plan Policy H6 states that the council will seek to secure high-quality, accessible homes in all developments that include housing. It will encourage all housing to provide well-lit, functional, adaptable, and accessible spaces, and all self-contained homes will be expected to meet the nationally described space standard.

The one-bedroom dwelling at the basement level accessed from the front lightwell would have a GIA of 41.4 sqm. The proposal is for a 1 bedroom 1 person dwelling (despite a double shown on the plans) which requires 37 sqm in accordance with Policy D6 of the London Plan (where a shower room is provided instead of a bathroom). The bedroom is 9.4 sqm which complies with the 7.5 sqm.

Paragraph 130 of the NPPF supports efficient land use and says that authorities should take a flexible approach to applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit efficient site use as long as the resulting scheme would provide acceptable living standards.

The applicant has provided a Daylight and Sunlight Assessment. This shows compliance with the targets for annual and winter sunlight hours, which are 28% of annual probable sunlight hours and 7% for winter (the target is 25% and 5% for winter).

BRE BS EN 17037 recommends three levels of daylight provision in interior spaces: minimum, medium, and high. To comply with the standard, a daylight space should achieve the minimum level of recommendation. The submitted Daylight and Sunlight Report assessed two rooms. The results demonstrate that both habitable spaces will meet the required minimum Target Daylight Factor.

The proposal may comply with minimum daylight and sunlight standards. The outlook is considered acceptable on balance.

Policy H6 requires 90% of newly built homes to comply with M4(2) (accessible and adaptable dwellings). Exceptions can be made in some circumstances, such as when a basement level provides a large proportion of the floor space. Non-compliance with M4(2) is acceptable.

The replacement shopfront is acceptable in terms of design and character. The opening up of the lightwell to the front is acceptable and follows the neighbouring properties. The rooflights and creation of a courtyard space through removing a section of the rear flat roof is acceptable.

Considerable importance and weight have been attached to the desirability of preserving or enhancing the character or appearance of the conservation area under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No extensions are proposed, and there would be no harm to neighbouring amenity in terms of loss of light, outlook or potential for noise and disturbance.

2

The development would need to be car-free in accordance with Policy T2, which includes limiting the availability of both off-street and on-street parking. A legal agreement would be secured and would prevent future occupiers from obtaining on-street parking permits.

Secure, accessible (step-free), and covered cycle parking should be provided in accordance with Policy T1, the cycle facilities section of CPG Transport, and the London Plan policy T5. No space is provided for cycle and it would appear not to be possible to provide a secure and covered cycle facility on site. Spaces may be provided in the lightwell locked to the railings, while not policy compliant, Officers note the constraints of the site.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

As such, the proposed development is in general accordance with policies H1, H6, TC2, A1, D1, T2, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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.
- 4 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 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