

Mr Cristian Marcos
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2015/0669/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

24 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**10 Lyme Terrace and 193 Royal College Street
London
NW1 0SN**

Proposal:
Change of use of massage parlour (sui generis) on ground floor and amalgamation with existing lower ground floor residential unit to form 2 bed residential unit (C3) including installation of glazing to front elevation, formation of front roof terrace at first floor level, rear terrace at ground floor level and alterations to rear fenestration.

Drawing Nos: (1429-0100-AP-) 000; 001; 002; 003; 004; 005; (1429-0200-AP-) 001; 002; (1429-0300-AP-) 001; (1429-0400-AP-) 001; 002

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (1429-0100-AP-) 000; 001; 002; 003; 004; 005; (1429-0200-AP-) 001; 002; (1429-0300-AP-) 001; (1429-0400-AP-) 001; 002

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

Informative(s):

- 1 Reasons for granting permission:

The existing sauna use was granted in 1973 and is likely to be classes as a Sui Generis use. Sui Generis uses do not benefit from specific protection under Camden policies and guidance. The site itself is not located within a neighbourhood centre, although the Royal College Street/Camden Road neighbourhood centre begins at the adjoining property. The existing use is not considered to contribute to the character, function, vitality or viability of the area and although there is a need to protect certain non-residential uses, the loss of this sui generis unit is not considered to be contrary to Council policies. Housing is identified as a priority land-use and so the principle of a change of use to residential is considered to be acceptable in this location.

It is proposed to increase the size of the existing unit on the lower ground floor by amalgamating it with the ground floor unit (currently a sauna) to create a two bedroom maisonette. The living accommodation and kitchen would be on the ground floor with the two bedrooms, a cinema room and a study on the lower ground floor. The proposed unit would have a floorspace of approximately 148sqm which is well above the minimum floorspace requirement for a four person unit. Both bedrooms would be double rooms and are above the minimum floorspace for first and second bedrooms, thereby providing suitably sized accommodation for future occupiers. Both the bedrooms would have access to natural light and approximately 19sqm of outdoor amenity space would be provided. At lower ground floor level, sufficient waste storage and cycles spaces have been provided.

On the front elevation facing Royal College Street, it is proposed to remove the existing entrance door and replace the shopfront with a fixed glazed window which will include an aluminium stallriser and two glazing bars. The existing shopfront is not considered to be of any particular merit and the proposed window would be of

a similar style to those further up the street (nos. 205 & 207) which have recently been replaced. The existing cornice on the side elevation would be extended around the corner onto the front elevation which is acceptable. At roof terrace would be added at first floor level on the front elevation to serve the first floor flat. Ideally, roof terraces should be located to the rear, however it is acknowledged that there is already a terrace on the neighbouring property and the proposed terrace would match this in terms of its appearance with a simple metal balustrade.

The existing windows at lower ground floor level which are beside Regent's canal towpath would be replaced with porthole style windows which would match those further down the towpath. A new window would be added to the side elevation and two new doors would be added to the rear elevation at the lower ground and ground floor level which are considered to be acceptable.

Due to the sites location, the proposed alterations are unlikely to give rise to any amenity issues with regards to daylight, sunlight, noise, overlooking or outlook. The new windows do not face any other residential properties and overlooking from the front roof terrace into the neighbouring property would be negligible due to the oblique angle.

Two objections have been received which have been addressed in the consultation summary. The planning history of the site and relevant appeal decisions were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6, CS14 of the London Borough of Camden Local Development Core Strategy, and policies DP2, DP24, DP25 and DP26, DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment