

Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JA

Application Ref: **2015/0138/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
4 Charlotte Street
London
W1T 2LP

Proposal:
Amendments to planning permission dated 25/09/2013 (reference 2013/4500/P) for erection of a roof extension in association with conversion of the upper floors from 5x flats to 6x flats, namely changes to approved internal layout to provide 7x flats (2x studios, 4x 1-beds, 1x 2-bed)
Drawing Nos: Existing drawings:P-978-001,002, 003, 004, 005.

Proposed drawings: P-9798-500,978.121, P-978-101,978.130,978-101,978-102, 978-102 (Lifetime Homes).

Other documents: Design & Access Statement.

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:

P-9798-500,978.121, P-978-101,978.130,978-101,978-102, 978-102

Reason:

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

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal follows a previous planning application which was allowed at appeal under 2013/4500/P, the current proposal is sought to have the same roof extension creating a 2 bedroom unit as the approved, but with different internal alterations within the host properties; namely to not make internal alterations to No.6 Charlotte street and to instead convert the existing 2 bedroom maisonette to create two studio flats within the second and third floor of No.4 Charlotte Street. This would create an additional 2 units on the existing, and only 1 additional more than the previous approval.

The council consider housing to be a priority land-use and the Council will make housing its top priority when considering the future of unused and underused buildings. The proposal site has an existing residential accommodation above the ground floor. Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The principle for the proposal is acceptable.

The Camden Planning Guidance 2 states that new self-contained dwellings should satisfy the following minimum areas. The proposed studio flats measuring at 38 square metres on the second floor and 37 square metres on the third floor and the 2 bedroom unit within the proposed mansard at 61.27 square metres would meet the minimum space standards. The bedrooms and living rooms on all flats would also meet the minimum room sizes in CPG 2.

The proposed new units would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook with each habitable room having at least one outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes Standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints, and the applicants have provided a Lifetime Homes details and plans which indicates that the proposal will comply with the criteria where relevant. A condition will specify that the features denoted to be met shall be implemented on site. As such the provision of new residential accommodation is compliant with policies CS6 and DP2 as long as it meets the Council's residential development standards and does not harm local amenity.

The external alteration would be the proposed roof extension which was of the same design and height of the previous approval. The roof would be faced with slate to similarly match the existing rear facade of the host and neighbouring buildings. The materials would be conditioned to require samples to be submitted and approved prior to commencement. The fenestrations are considered acceptable in that it would align with the existing windows below.

The inspector within the allowed permission, stated that dimensions of the mansard would depart from the size thresholds in the SPD, they would do so only marginally and given their height from ground level and considered the difference would be barely, if at all perceptible to the passer by and concludes that the proposed mansard would integrate comfortably with the appeal property and wider terrace in which it sits. Accordingly, I consider it would preserve and enhance the character and appearance of the Charlotte Street Conservation Area.

The site is located within the Bloomsbury and Fitzrovia (CA-E) controlled parking zone and has a PTAL rating of 6b (Excellent) which is a highest accessibility achievable. Given the limited nature of parking availability within the area, in order to be acceptable in transport terms, the new residential unit is recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking

permits.

- 2 The previous approval for the additional unit was granted without a car-free agreement, but considering this application creates another additional unit, it is considered that this unit shall be secured via a S.106 agreement for car-free.

Such works in nature and location is considered that it would have no impact on the amenity of any adjoining occupiers. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

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

As such, the proposal is in accordance with policy CS1, CS4, CS5, CS6, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP2, DP5, DP6, DP16, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.4, 7.6 and 7.8 of the London Plan 2011, and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 3 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).
- 4 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.
- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable

housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 6 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.

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