

Mr Paul O'Neill  
Metropolis Planning & Design  
4 Underwood Row  
London  
N1 7LQ  
United Kingdom

Application Ref: **2015/5075/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

8 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**5 Regent Square**  
**London**  
**WC1H 8HZ**

Proposal:

Conversion of 1 x 3 bed self-contained flat into 2 x self-contained flats (1 x 1 bed and 1 x 2 bed) including the erection of a single storey rear infill extension and associated external alterations.

Drawing Nos: Cover Letter (dated 09/09/2015); Lifetime Home Statement; Window Repairs & Refurbishment Statement; Planning Statement (RevB dated 26/01/2016); Design and Access/Heritage Statement (RevB dated 26/01/2016); [3337/] 1B; 2; 3N; 4H; 7D; 8; 9.

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: Cover Letter (dated 09/09/2015); Lifetime Home Statement; Window Repairs & Refurbishment Statement; Planning Statement (RevB dated 20/01/2016); Design and Access/Heritage Statement (RevB dated 26/01/2016); [3337/] 1B; 2; 3N; 4H; 7D; 8; 9.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is to convert the existing three-bed self-contained flat which currently occupies the basement, ground and first floor levels into 2 self-contained units (1 x 2 bed and 1 x bed). As the proposal creates an additional self-contained unit, the proposal accords with Policy DP2 which seeks to maximise the supply of additional homes in the borough.

The 1 bedroom flat would be of approximately 53sqm at lower ground floor level and the two bedroom flat would be approximately 96 sqm at split across ground and first floor levels. The proposed flats would meet the Nationally Described Space standards, the flats are dual aspect and provide adequate layout. The occupants of the lower ground floor flat would have access to adequate daylight and outlook as there is a lightwell to the front and a courtyard to the rear.

The proposed infill extension would add 1.6m of depth with a width of 2.1m. The proposed infill is considered modest and suitable in its context and the proposal would not result in harm to the Grade II listed building.

The proposal would include internal alterations that would remove a limited amount of historical fabric by the creation of some openings. The internal alterations would not alter the original layout of the rooms.

Access from the street to the basement flat will be re-introduced by the means of metal staircase, bringing the lower part of the property back in line with how it was originally designed and built. The existing opening in their historical positions and the boxing of historical staircase would remain intact and any alterations being

made will be done so in such a way to ensure they can be easily reversed and without any permanent damages done to the fabric of the listed building.

The proposal will preserve and enhance the appearance and character of the conservation area and will not cause harm to the setting of the listed building.

The proposal due to it being contained within the existing and the size of the modest infill extension will not impact on the amenity of neighbouring residents.

The proposed units would be car free; this will be secured through a Section 106 legal agreement. Cycle storage facilities have been provided for each unit.

The site's planning history and relevant appeals have been taken into account when coming to this decision. One objection from a neighbour was received prior coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP18, DP24, DP25 and DP26 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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 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.

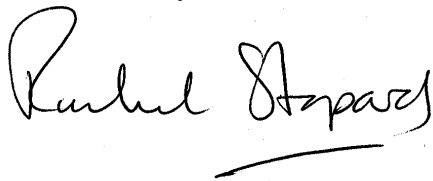
Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment