

Jonathan Rowlett
WYG Planning
WYG Planning
100 St John Street
London
EC1M 4EH

Application Ref: **2015/5605/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

14 April 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:

**Russell Mansions
144 Southampton Row
London
WC1B 5AJ**

Proposal:

Internal and external alterations to lower ground floor commercial unit in association with proposed change of use from B1 to C3 to create a new residential dwelling.

Drawing Nos: SR/PL06, SR/PL05, SR/PL04, SR/PL03, SR/PL02, SR/PL01, SR144-0215-001, Design & Access Statement, Location Plan, Daylight Sunlight Report, Disposal Appraisal.

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 SR/PL06, SR/PL05, SR/PL04, SR/PL03, SR/PL02, SR/PL01, SR144-0215-001, Design & Access Statement, Location Plan, Daylight Sunlight Report, Disposal Appraisal.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use from Class B1 to C3 and alterations to the rear of the building are considered acceptable. Camden Planning Guidance 5 (Town Centres, Retail and Employment) sets out guidance for applications within Neighbourhood Centres and seeks to maintain 50% of ground floor uses as A1. As this proposal is for the conversion of a basement level unit from B1 to C3, it is considered not to harm the function, vitality and viability of the Neighbourhood Centre in accordance with policy DP12. The proposed use of the basement as a residential dwelling would utilise a vacant unit and would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. Furthermore, the continued use of the site as B1 unit is not considered viable due its poor condition and the refurbishment costs that would be incurred to re-instate it

as lettable office space.

One cycle parking space would be located to the rear of the site, whilst a legal agreement would be sought to ensure the proposed dwelling would be car free in accordance with policy DP18. Whilst the development will have some impact to the rear of the property, the alterations would not be prominent and would not harm the character or appearance of the host building, street scene or the Bloomsbury Conservation Area.

The proposed excavation work would involve the removal of a raised section of land to the rear of site and would have no impact on the structural stability of surrounding buildings. Therefore, the submission of a Basement Impact Assessment is not considered necessary in this instance.

The submitted daylight and sunlight report assesses Average Daylight Factor (ADF), No Sky Line (NSL) and Room Depth Criterion (RDC) for the two proposed habitable rooms. The results demonstrate that whilst sky visibility within the rooms will be limited, both rooms achieve levels of ADF in line with BRE's recommendations and have been designed in accordance with the RDC and are therefore considered to provide a suitable standard of accommodation.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, 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 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the

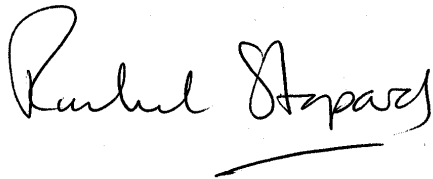
London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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.

Rachel Stopard
Director of Culture & Environment