

Mr Owain Nedin
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2015/7191/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

17 May 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:
13 Halsey House
Red Lion Square
London
WC1R 4QF

Proposal:

Conversion of ancillary space to provide additional 1 x 2 bedroom flat at lower ground floor level; replacement of external stair core structure and partial single storey extension at rear lower ground floor level with an infill extension at ground, first and second floor levels and associated works

Drawing Nos: Location and site plan, 432 S2 010 Rev_B, 432 S2 011 Rev_B, 432 S2 012 Rev_B, 432 S2 013 Rev_B, 432 S2 014 Rev_B, 432 S2 015 Rev_C, 432 S2 016 Rev_A, 432 S2 020 Rev_A, 432 S2 030 Rev_A, 432 S2 050 Rev_A, 432 S2 051 Rev_A, 432 S2 052 Rev_A, 432 S2 053 Rev_A, 432 S2 054 Rev_A, 432 S2 055 Rev_A, 432 S2 056 Rev_A, 432 S2 101 Rev_C, 432 S2 001 Rev_C, Various, 432 S2 110 Rev_G, 432 S2 111 Rev_F, 432 S2 112 Rev_E, 432 S2 113 Rev_E, 432 S2 114 Rev_F, 432 S2 115 Rev_E, 432 S2 116 Rev_A, , 432 S2 200 Rev_D and 432 S2 300 Rev_D.

Supporting documents: Ardent Air Quality Assessment (dated December 2015), MLM Acoustic Assessment (dated December 2015), NLP Planning and Heritage Statement (dated December 2015), NLP Daylight and Sunlight Assessment (dated December 2015), Ardent Flood Risk and Drainage Strategy (dated December 2015), Historic England



Archaeology Letter (dated December 2015), Ardent Transport Statement (dated December 2015), Integration Sustainability and Energy Statement (dated December 2015), HWO Design and Access Statement (dated December 2015); and Ardent Utilities and Servicing Statement (dated December 2015).

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: Location and site plan, 432 S2 010 Rev_B, 432 S2 011 Rev_B, 432 S2 012 Rev_B, 432 S2 013 Rev_B, 432 S2 014 Rev_B, 432 S2 015 Rev_C, 432 S2 016 Rev_A, 432 S2 020 Rev_A, 432 S2 030 Rev_A, 432 S2 050 Rev_A, 432 S2 051 Rev_A, 432 S2 052 Rev_A, 432 S2 053 Rev_A, 432 S2 054 Rev_A, 432 S2 055 Rev_A, 432 S2 056 Rev_A, 432 S2 101 Rev_C, 432 S2 001 Rev_C, Various, 432 S2 110 Rev_G, 432 S2 111 Rev_F, 432 S2 112 Rev_E, 432 S2 113 Rev_E, 432 S2 114 Rev_F, 432 S2 115 Rev_E, 432 S2 116 Rev_A, , 432 S2 200 Rev_D and 432 S2 300 Rev_D.

Supporting documents: Ardent Air Quality Assessment (dated December 2015), MLM Acoustic Assessment (dated December 2015), NLP Planning and Heritage Statement (dated December 2015), NLP Daylight and Sunlight Assessment (dated December 2015), Ardent Flood Risk and Drainage Strategy (dated December 2015), Historic England Archaeology Letter (dated December 2015), Ardent Transport Statement (dated December 2015), Integration Sustainability and Energy Statement (dated December 2015), HWO Design and Access Statement (dated December 2015); and Ardent Utilities and Servicing Statement (dated December 2015).

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

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition/construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The proposal would result in the loss of approximately 60sqm of underused and poorly lit storage space. The space is currently used as ancillary to the existing flats. The reconfiguration of internal space to form a 1 x 2 bedroom self-contained flat of approximately 80sqm is considered acceptable. The new residential unit would meet the Nationally described space standards and is considered acceptable. The proposed flat would consist a good layout, would be well lit and have access to private amenity space.

The proposal includes the removal of existing external staircase to the rear. The removal of the unsightly staircase is welcomed. The proposal includes an infill extension which extends from the lower ground floor upto second floor level. The infill extension would be approximately 4.6m deep and 2.3m wide. In this context, the proposed infill extension is considered to be appropriate and the sloped roof above the infill extension would prevent it from being used as a terrace. The proposed infill extension would remain subordinate to the main building. Due to the siting of the extension to the rear, there would be limited views of the extension from the wider public realm. In this context it is considered not to harm the wider Bloomsbury Conservation Area.

The proposal would not result in harm to the amenity of neighbouring occupiers. The site has a PTAL rating of 6b which is an excellent accessibility level. There is adequate space within the host building to store an additional cycle parking space. Adequate bin storage has been provided at basement level.

The new unit would be car free, secured by a Section 106 Legal Agreement.

One objection was received before the end of the consultation period which has

duly been considered. The site's planning history was taken into account when coming to this decision.

The proposal is considered to preserve the character of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policy CS1, CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP6, DP16, DP17, DP22, DP23, DP24, DP25, DP26 DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan March 2015 and paragraphs 56 -66 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

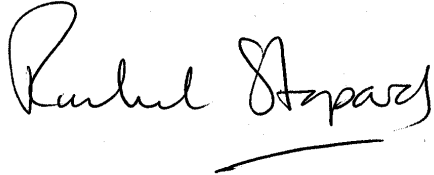
The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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 Supporting Communities