

Mr James Gorst
James Gorst Architects Ltd
House of Detention
Clerkenwell Close
London
EC1R 0AS

Application Ref: **2016/0484/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

25 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35 Lamb's Conduit Street London WC1N 3NG

Proposal:

Conversion of 5x1bed self contained flats to a 1x Single Family Dwelling House; Insertion of an access door to the front basement area and the tanking of basement vaults to form kitchen laundry and boiler room.

Drawing Nos: 0100; 0120; 0140; 0160; 0170; 0171B; 1000 B; 1001 B; 1010A; 1011 A; 1020 A; 1021; 1030 A; 1031; 1040 A; 1050; 1060B; 4005; LCS_12 001; Sketch #101; Tanking Vaults Method Statement (2016); Heritage 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 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: 0100; 0120; 0140; 0160; 0170; 0171B; 1000 B; 1001 B; 1010A; 1011 A; 1020 A; 1021; 1030 A; 1031; 1040 A; 1050; 1060B; 4005; LCS_12 001; Sketch #101; Tanking Vaults Method Statement (2016); Heritage Statement

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

Informative(s):

- 1 Reasons for granting permission.

Permission was previously granted on 23/03/2014 (ref: 2013/4271/P) for the conversion 5x1bed flats into 2x flats; with a 3bed maisonette from ground to 4th floor and 1x1bed flat at basement level. The proposal also included a rear extension and the installation of a staircase within the front lightwell to access the basement flat.

This scheme would see the 5x1bed flats converted into 1xdwelling house to span all floors including basement level; the proposal is part retrospective with a doorway having been installed under the front lightwell 'bridge' to access the front vaults -which have been tanked and turned into a kitchen. The approved rear extension has been erected already.

Policy DP2 states that the Council will resist the net loss of two or more homes unless they create large homes in parts of the borough with a relatively low proportion of large dwellings. Bloomsbury is considered to be a ward which suffers from a low proportion of family sized dwellings. Furthermore, CPG2 (Housing) states that census data for 1991 and 2001 shows that in both years fewer than 26% of households in Bloomsbury (and other wards with a low proportion of family dwellings) lived in homes with 5 or more rooms. Providing for the development of more large homes in these wards contributes to the objective of creating mixed and inclusive communities set out in the NPPF and policy CS6 of Camden's Core Strategy.

The principle of converting the 5x1bed flats to a larger family unit has been established as acceptable under the previously approved application. Based on this the proposal is considered to comply with policy DP2 and would be a non-material change to the approved scheme as it would result in an appropriately

sized family dwelling. It is also considered that from a heritage aspect the removal of the previously approved access steps in the front lightwell from the proposal will help to preserve the character and special interest of the listed building and will preserve and enhance the character and appearance of the conservation area in accordance with policy DP25.

The retrospective works to install a doorway under the lightwell bridge and tanking of the basement vault have been reviewed by the Council's conservation officer and enforcement team and following suggested revisions to the doorway (which have been implemented) is considered to be acceptable and does not harm the character or special interest of the listed building.

One objection has been received prior to making this decision and has been duly considered. The planning history of the site and surrounding area has been taken into account when coming to this decision.

Special regard has been given to the desirability of preserving the listed building and preserving the character and appearance of the conservation area, 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 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 6.9, and 6.13 of the London Plan 2016; and paragraphs 14, 17 and 56 -67 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 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.

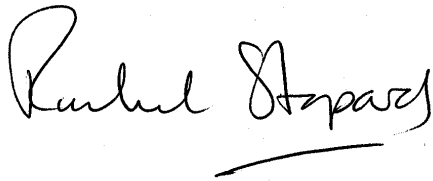
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 Supporting Communities