

Miss Megan White
Marek Wojciechowski Architects
Limited
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2015/6812/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

22 June 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:
35 Great James Street
London
WC1N 3HB

Proposal:

Change of use from office (Class B1a) to residential dwelling (Class C3), reconstruction of single storey rear extension with roof terrace, extend the height of the rear closet wing, reinstatement of the original pitched roof, creation of a roof terrace, installation of a passenger lift and alterations to the rear and front window fenestration.

Drawing Nos: Design & Access Statement Rev A, Heritage Statement, Loss of employment Report, sustainability statement, Noise Survey, Structural Method Statement, Daylight & Sunlight Report, D_07 Rev D, D_08 Rev D, D_10 Rev E, D_11 Rev E, P_00, P_01, P_02 Rev D, P_03, P_04, P_05 Rev D, P_06 Rev D, P_07 Rev D, P_08 Rev D, P_09 Rev E, P_10 Rev E, P_11 Rev E, P_18 & P_21

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 policies 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 Design & Access Statement Rev A, Heritage Statement, Loss of employment Report, sustainability statement, Noise Survey, Structural Method Statement, Daylight & Sunlight Report, D_07 Rev D, D_08 Rev D, D_10 Rev E, D_11 Rev E, P_00, P_01, P_02 Rev D, P_03, P_04, P_05 Rev D, P_06 Rev D, P_07 Rev D, P_08 Rev D, P_09 Rev E, P_10 Rev E, P_11 Rev E, P_18 & P_21

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The hereby approved new dwelling shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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.

Informative(s):

1 Reasons for granting permission

The proposed change of use from office (Class B1) to a dwelling house (Class C3) use is considered to be acceptable in principle. The site meets the criteria set out in Policy DP13 and is in line with the accompanying Para 13.3, which stipulates suitable conditions where the loss of an employment use and conversion to residential use would be permitted. The age, layout, investment, demand, vacant status and Grade II* listing are all considered sufficient conditions to demonstrate the change to a residential use would be acceptable. The applicant has submitted a loss of employment and marketing report providing sufficient market research evidence to permit the loss of the Class B1 use in this location. Four Grade II* buildings in the street have been converted from employment uses to dwelling houses within the last 3 years (Refs 2014/4168/P, 2014/2956/P, 2013/4419/P and 2014/1571/P) providing grounds for further conversions.

The provision of additional residential floorspace within the Borough is also strongly supported by Policies CS6 and DP2, which identify housing as the priority land use for the Borough and highlight the need to maximise the supply of housing.

The alterations and demolition works to the listed building are considered to retain the historic fabric and the special interest of the building and are in accordance with policies DP24 and DP25. The demolition of the existing modern ground floor rear extension and replacement with a modern design of similar size is not considered to detrimentally impact the setting of the listed building. The reinstatement of the pitch roof on the front portion of the dwelling would be welcomed and would create a coherent form with the other roofs on Great James Street. The rear portion of the roof would be converted to a roof terrace. The extension to the closet wing would convert the pitch roof to a flat roof in line with the eaves of the host property. The increase in height proposed forms asymmetry with the neighbouring property and matches the prevailing character of closet wings on the rear elevations of Great James Street.

The smaller post 1970's closet wing on the rear elevation would be converted from toilets to an internal lift and the external windows blocked. The closet wing would not be increased in mass or scale and only the exterior windows blocked up which are of limited heritage significance. The grills covering the lower ground floor front windows would be removed, a new entrance exit at lower ground floor level would be installed and the access doors to the lower ground floor stores would be replaced.

The impact on neighbouring amenity is considered to be within acceptable levels complying with policy DP26. The roof and first floor terraces are positioned and angled to an extent that privacy of neighbouring properties would not be unduly harmed. The properties to the rear of site are commercial, carrying less amenity weight than a residential property. The site is built to a high grain density resulting in existing close amenity conditions. A noise assessment has been submitted in the support of the proposed development and meets with criteria in policy DP28.

The quality of residential accommodation is considered to be of good standard, meeting the minimum national space standards. The Daylight & sunlight assessment submitted with the application demonstrates that acceptable standards of the light in all the habitable rooms, including the lower ground floor habitable rooms that passed Average Daylight Factor (ADF) ratings test, would be provided.

- 2 The site has the highest Public Transport Accessibility level of 6b (PTAL). Policy DP18 expects development to be 'car free' in the Central London Area, Town centres, and other areas within Controlled Parking Zones that are easily accessible by Public transport (PTAL of 4 or above). The development of a five bedroom dwelling meets the policy criteria for 'car free' development and therefore the applicant has agreed to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) to permanently remove the entitlement to a parking permit for the dwelling. The development provides space for two cycles on the first floor terrace meeting policy DP18 and London Plan standards. The modest alterations are not considered to require a Construction Management Plan.

The increase in the height of the closet wing roof would provide an additional 6sqm of habitable space. The development of a new dwelling and the increase of 6sqm of habitable floorspace would trigger a contribution of £3000 to the Camden CIL and £300 to the Mayoral CIL in relation to Crossrail.

Neighbouring properties have been consulted, one objection has been received. The site's 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 the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and s.72 of the Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Historic England has been consulted and has no objections to the proposal.

As such, the proposed development is in general accordance with policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP13, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.5, 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 56-66 and 125-141 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 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. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £600 (6sqm x £50) for the Mayor's CIL and £3000 (6sqm x £500 for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. 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.

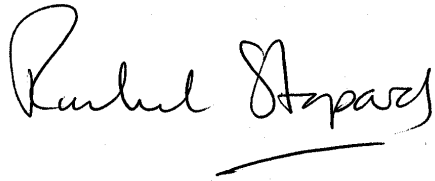
- 6 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities