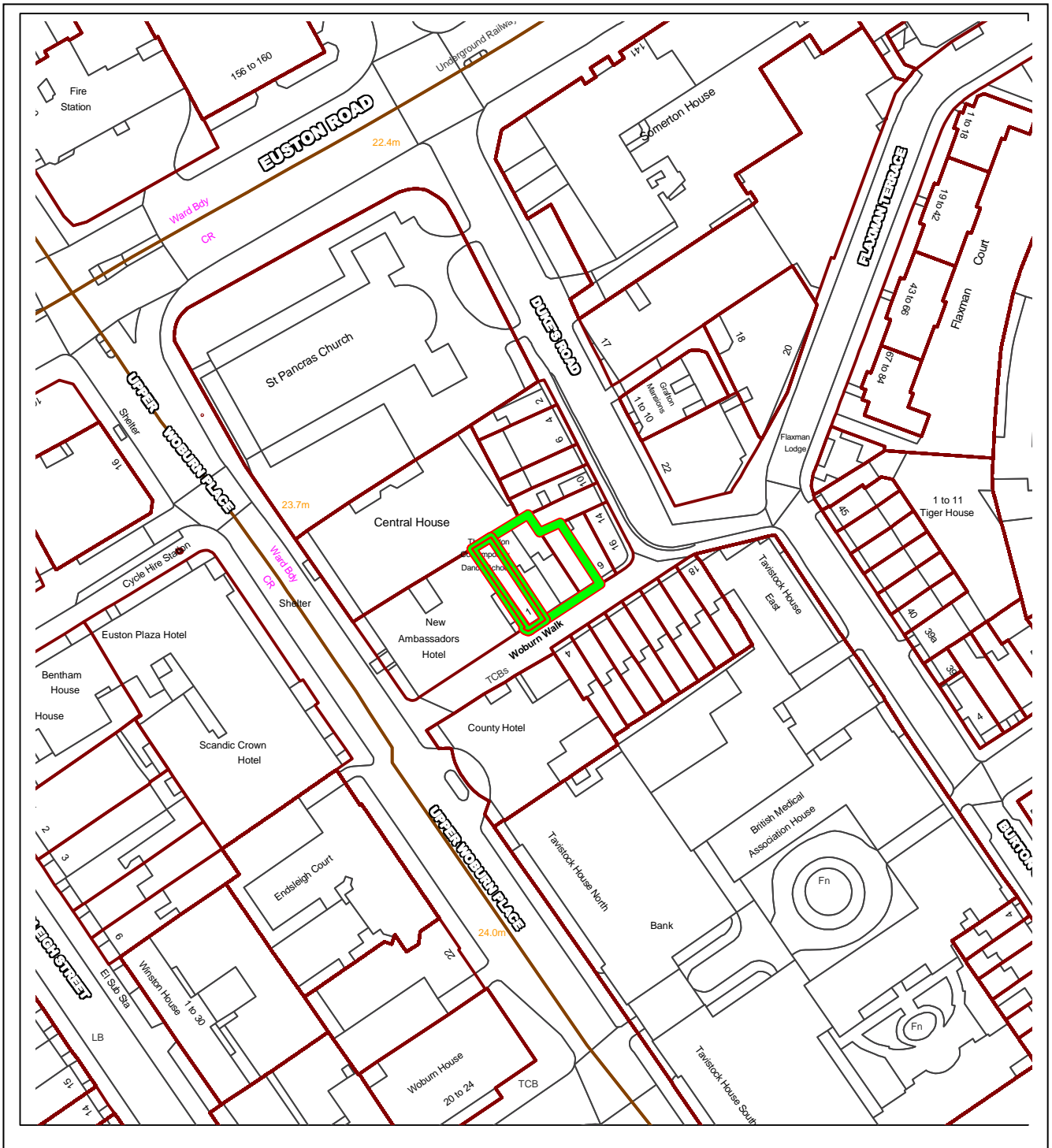


Woburn Buildings, 1-7 Woburn Walk, London, WC1H 0JJ 2016/3342/P and 2016/3620/L



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Site Photos –

Photo 1: 1-7 Woburn Walk from Dukes Road



Photo 2: 1-7 Woburn Walk



Photos 3 and 4: Rear elevation of 1-7 Woburn Walk



Photo 5: Interior corridor showing existing lateral conversion



Photo 6: Interior of third floor showing existing lateral conversion



Delegated Report		Analysis sheet	Expiry Date:	15/08/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	12/08/2016
Officer			Application Number(s)	
Jonathan McClue			(i) 2016/3342/P (ii) 2016/3620/L	
Application Address			Drawing Numbers	
Woburn Buildings 1-7 Woburn Walk London WC1H 0JJ			Refer to Draft Decision Notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Alfie Stroud		
Proposal(s)				
(i) Conversion of first, second and third floors from offices (B1a) to 4 x self-contained residential flats (2x1 bed and 2x2 bed) (C3) with associated alterations including 2 storey front infill extension and creation of 2 rear Juliet balconies.				
(ii) Internal and external alterations associated with the conversion of the first, second and third floor offices (B1a) to 4 residential flats.				
Recommendation(s):		(i) Grant Subject to a Section 106 Legal Agreement (ii) Grant Listed Building Consent		
Application Type:		(i) Full Planning Permission (ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	4	No. of objections	4
Summary of consultation responses:	<p>A Site Notice was displayed on 01/07/2016 for both applications and they were advertised in the local press on 07/07/2016.</p> <p>4 written objections were received to the planning application. These include from Guidezone Limited (who own and operate Ambassadors Bloomsbury Hotel at 12 Upper Woburn Place – adjacent to the application site); Imperial London Hotels (who own the County Hotel at 8-11 Upper Woburn Place – opposite the application site) and the adjoining occupiers at 7-11 Upper Woburn Place and 9A Woburn Walk.</p> <p><u>Walsingham Planning on behalf of Imperial London Hotels, objection:</u></p> <ul style="list-style-type: none"> • Concerned that the day to day operation of their existing business might be compromised and that noise emanating from their operation does not impact future to occupiers of the residential conversion. In particular, the public entrance and a Brasserie terrace on Woburn Walk which can be a source of noise on occasion • Complaints have resulted from new residential occupiers in the past due to noise from plant, customers and deliveries • A condition was recommended regarding sound insulation to ensure the amenity of future occupiers is protected from the adjacent commercial operation <p>Officer Response: <i>Sound proofing would be required under Building Regulations to ensure that the proposed residential units would be adequately insulated from external and internal noise sources. A planning condition would also be attached requiring sound insulation details so the new dwellings achieve the relevant British Standards requirements. Residential uses are common in this area and it is not considered that the location is unsuitable for further development. Furthermore, there is an existing planning permission for residential units approved on this site under 2015/4272/P. Any potential noise complaints would be matters for Environmental Health.</i></p> <p><u>Guidezone Limited, objection:</u></p> <ul style="list-style-type: none"> • The proposal would widen the ground floor entrance which would encroach into the hotel property. This would result in a property violation and fire safety issues • Hotel servicing would be impacted by the first and second floor level extensions <p>Officer Response: <i>The above matters are not material planning considerations and would be</i></p>					

civil/private issues between the property owners.

Occupiers at 7-11 Upper Woburn Place and 9A Woburn Walk, objection:

- The proposal would result in the loss of office space which is vital to the employment of the area
- Noise from surrounding uses would impact on quality of life for prospective occupiers
- Loss of privacy due to proposed rear balcony
- Noise from use would transfer to neighbouring properties. Due to location of kitchen and living rooms of proposal being adjacent to bedrooms this would cause disruption.

Officer Response:
The loss of office use is justified within section 2 of the report below. Further to this planning permission has already been granted for its loss under 2015/4272/P. Planning conditions are suggested to ensure the new units are appropriately insulated from outside noise sources. The proposed balconies have been removed following negotiations with Officers. Juliet balconies would take their place and they are not considered to result in a material greater level of overlooking than a window. It is not considered that the location of living rooms adjacent to existing residences would lead to a material level of noise that would justify a refusal based on a significant harm to neighbouring amenity. Residential uses are common in this area with shared party walls at upper level. The layout of residential properties can change without planning permission so there would be no merit in requiring the living rooms to be located further away for the adjoining party wall. In addition, the sound proofing of the walls would be required to meet Building Regulations standards and it is considered that this would adequately address any noise concerns.

The Bloomsbury CAAC was consulted on 29/06/2015 and no response has been made.

CAAC/Local groups* comments:
 *Please Specify

Historic England recommended the Council decide the applications in accordance with national and local policy guidance. The National Planning Casework Unit signed the authorisation from Historic England with regards to the listed building consent on 02/08/2016.

Site Description

This application relates to the first, second and third floors of 1-7 Woburn Walk which were historically in residential use, have been used as a hotel, and are currently in office use (B1a). The offices lie within a grade II* listed terrace which has been altered internally and externally, particularly to the rear, and is laterally divided on the upper levels. On the ground floor of the building the historic retail units have been retained. The host property is located within the Bloomsbury Conservation Area and the Central London Area.

The site lies adjacent to the Ambassadors Hotel (west); Central House (a UCL building) is located to the rear (southwest) and upper level residential accommodation is situated at 9 Woburn Walk and 2-12 Duke's Road to the side (east) and rear (northeast). The opposite side of Woburn Walk (4-18) contains retail on the ground floor with residential above.

Within the Bloomsbury Conservation Area Appraisal and Management Strategy 2011, Woburn Walk is located within Sub Area 13: Cartwright Gardens/Argyle Square. It is described as a “very distinctive and small-scale shopping street, designed by Thomas Cubitt in 1822.” The grade II* listed buildings are three-storey Regency townhouses with stucco fronts and first floor balconies retain original, purpose-built, bay-windowed shopfronts of a uniform nature. The shopfronts are considered to be of merit within the Appraisal and Management Strategy.

Relevant History

TP3183/7281: Planning permission was granted on 07/05/1962 for the construction of a hotel, an extension to the Ambassadors Hotel and alterations to 1-7 Woburn Walk. The approval included improvements to the shopfront of 1-7 and restricted the ground floor premises to retail.

32591 and HB2696: Planning permission and listed building consent were granted on 16/10/1981 for the change of use of the first, second and third floor of 1-7 Woburn Walk from hotel to office use. The approved plans show the office layout to be similar as what exists today.

2014/4803/P and 2014/5080/L: Planning permission and listed building consent were submitted for the change of use of the upper floors to 3 residential flats along with associated alterations. Both applications were withdrawn on 02/12/2014 due to an insufficient justification for the loss of office use and other issues relating to harm to the listed building.

2015/4272/P and 2015/4576/L: Planning permission was granted subject to a s106 legal agreement along with listed building consent on 14/12/2015 for the change of use of the upper floors to 3 residential flats with associated alterations. The development has not commenced.

Relevant policies

NPPF 2012

London Plan March 2016

Local Development Framework 2010

Core Strategy

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS9 (Achieving a successful Central London)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS18 (Dealing with our waste and encouraging recycling)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP3 (Contributions to the supply of affordable housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair homes)

DP15 (Community and leisure uses)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP13 (Employment sites and premises)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)
DP19 (Managing the impact of parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)

Camden Planning Guidance

CPG1 (Design) 2015
CPG2 (Housing) 2015
CPG3 (Sustainability) 2015
CPG5 (Town Centres, Retail and Employment) 2013
CPG6 (Amenity) 2011
CPG7 (Transport) 2011
CPG8 (Planning obligations) 2015

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought to change the use of the offices (B1a) on floors 1-3 into 4 self-contained flats (2x2 bed and 2x1 bed) and associated internal and external works to the listed building.

1.2 The internal works include the creation of new openings; the removal of doorways and parts of the internal walls; making good of removed doorways; new internal walls and the widening of the ground floor entrance.

1.3 The external alterations involve a front extension at first and second floor level with a flat roof (depth 1.24m; width 1.96m; height 5.66m) and finished in render; the replacement of double doors to the front ground floor with a single door; the removal of the rear fire escape and access doors and replacement with double doors with Juliet balconies; replacement of UPVC windows with timber to match the opposite side of Woburn Walk and new timber windows to the rear to replace existing 1950s metal framed casements.

1.4 Four cycle parking spaces are proposed on the ground floor within the communal corridor to the proposed residential flats.

Revisions:

1.5 Revised drawings were received on 23/09/2016 in response to concerns raised by Officers and third parties.

1.6 The front extension was reduced in depth, height and width to be set clear of the decorative pilaster on the side elevation. Internally the doorways were removed to prevent the removal of historic fabric.

1.7 The mix of units was amended from 4 x 1 bed and 1 x 2 bed to 2 x 1 bed and 2 x 2 bed to accord with policy DP5 which sets of target for 40% of units to be 2 bedroom.

1.8 Changes to the internal layout were made to simplify the divisions of the original plan form.

1.9 Cycle parking was included.

1.10 The rear external balconies were removed and replaced with Juliet balcony to reduce the likelihood of overlooking.

The main considerations in assessing this application are land use, quality of residential accommodation, design and conservation, residential amenity and transport, as follows;

2.0 Land Use

Loss of Office Employment Space

2.1 The principle of converting the upper floors of the host building from office to residential use has been established by the extant permission under 2015/4272/P. This recent approval is a significant material consideration as it represents a fall-back position that has a realistic chance of being implemented. The extant permission and the existing application both result in the same amount of lost employment floor space. The reason for the new submission is that the site is now under new ownership. The revised proposal allows an extra residential unit. Notwithstanding this, the justification for the loss of employment space is set out below.

2.2 The building is located within the Central London Area and within walking distance of London King's Cross and St Pancras International. It is considered to be in a suitable area generally for office and employment use, unless it can be demonstrated that the site is no longer suitable for its existing business use and that there is evidence that the possibility of retaining, reusing or redeveloping the site for a similar use has been explored appropriately. This criteria is set out in policy DP13 (para 13.3). Paragraph 7.4 of CPG5 gives other considerations regarding the loss of office use.

2.3 The applicant has submitted a 'Loss of Employment Supporting Statement' to justify the loss of office space. The statement includes a letter from Bruce Commercial Estate Agents and an EGi (a real estate data service company) audit of available office accommodation in the locality. The justification for the loss of employment space is summarised below:

- The existing accommodation is poor for current office users and would be even less suitable for other business operations (light industry, workshops etc) due to the building's constrained layout, access and location
- The host property is of a significant age and was originally designed for residential use. Aside from the heritage benefits of re-instating the original function, the design and layout of the building is more suitable for residential use than offices
- The host premises would require significant investment to improve the quality of office space and the heritage constraints (grade II* listed building) would prevent the creation of office accommodation that would be suitable for modern requirements
- The level of investment required to improve the quality of office space would not be commensurate with increased rental levels or tenant security. Refurbishment of the building for office use would therefore not be financially viable. Notwithstanding this, it would not be possible to get the building to modern office standards
- Reverting the upper floors to residential use would be the most appropriate outcome having regard to the particular circumstances of the site and the desire to secure a long term viable use for the heritage asset
- The premises are currently occupied on a short term basis as they are deemed unsuitable for long term use. The existing tenants are on short term licences (2 months). There is considerable alternative space of better quality in the locality as evidenced by the EGi audit (i.e. with modern facilities suitable for office use). The proposed residential conversion will secure an optimal long term use for the building that will also support the significant the upgrading of the heritage asset (i.e. the refurbishment works to bring the use into residential)

2.4 The first and second floor office space contains a series of four relatively small (for modern office

purposes) individual rooms divided by original structural walls. The cellular suites are accessed via a long corridor formed at the back of the floorplate. Electrical lighting and heat detectors are mounted on the original ceiling. The third floor office accommodation is within the loft of the building which restricts the ceiling height. The accommodation is divided into three areas by the original chimney structures which would restrict the creation of an open plan office. Each floor suffers from few electrical/IT connections within the rooms, heating is provided via a single gas boiler, there are no cooling systems and only a single WC per floor. Generally the floor to ceiling heights are too low for office accommodation and the rooms are in a poor condition that have lacked refurbishment for a considerable period of time. It is considered that the offices would require a significant overhaul and upgrade to meet the demands of office occupiers in this location.

2.4 Due to constraints of the historic structure it would not be possible to create open plan space which would prevent modern standards of office accommodation being provided. The listed status of the building would also restrict the creation of lift access and make other modern adaptations difficult such as connections for IT and communication equipment, the raising of internal ceiling heights and providing separate male and female WCs. The restricted layout would be even less suitable for other business uses (light industrial workshops etc) which typically would require larger furniture, specialist equipment and storage space. Opportunities for ventilation and cooling are limited by the historic fabric. Furthermore, access to the building is restricted due to the location on a pedestrianised street to the front and access to the rear as the rear boundary abuts an adjacent hotel. Therefore, vehicular access for the delivery of materials and collection of products related to light industrial/workshop use would be difficult. Access to the upper floors within the building is constrained by a relatively narrow stairwell and no lift. Furthermore, given that there is residential accommodation adjacent to the office units, it is considered that there are no other employment (B class) uses that would be appropriate as light industrial works would detract from the quality of life of the adjoining occupiers through noise and general disturbance.

2.5 The building is currently occupied on a short term basis by a variety of tenants. As stated, these leases are short term licences valid for 2 months. Previous tenants have relocated from the application site due to the poor standard of the accommodation. It has also not been possible to secure longer term office tenants on standard full repairing and insuring leases due to the nature and quality of the building. Local agents do not consider that this tenant profile would improve even with significant investment in the building.

2.6 Based on the above factors, it is considered that due to the standard of accommodation and the site constraints that the building is not suitable for continued office use and does not make a valuable contribution to employment within the Borough. There are also associated heritage benefits of reverting the building back to its historic use. The significant physical improvements that would result to the upgrading of the property to residential would outweigh any harm by way of a loss of employment space.

Principle of Residential Accommodation

2.7 Residential floor space is a key objective for the Council, as outlined in CS6 and DP2, and as such new residential floor space is welcomed. Permission for residential units has already been granted in principle under 2015/4272/P. Furthermore, the building would revert back to its historic residential use and would be in keeping with the prevailing pattern of development which includes residential units on the upper floors.

2.8 The proposal would provide 4 flats (2x1 bed and 2x2 bed). Set out in Policy DP5, the Dwelling Size Priorities Table identifies market homes with 1 bedroom of low priority, 3 or more bedroom units of medium priority and 2 bedroom units very high priority. The Council expects at least 40% of market housing to provide 2 bedroom units. The proposal would therefore comply with Policy DP5 by providing 50% 2 bedroom units. Due to the layout of the building and the restrictions on internal and external alterations based on the historic listing of the property, it is not considered appropriate for units with 3 or more bedrooms.

Quality of Residential Accommodation

2.9 Flat 1 on the first floor, which would be a 1 bed unit, has an internal floor area of 47.9m² which is a shortfall of 2.1m² (4.2%) of the requirement to provide 50m² within the nationally described space standard and table 3.3 of the London Plan. This minor shortfall is considered acceptable on balance in this instance given the layout of the flat proposed, generous amount of circulation space (10.76m²) shared with Flat 2 only and given the constraints of the listed building. The other units proposed exceed the minimum gross internal floor area requirements comfortably. The bedroom sizes of all of the units are generous, in accordance with CPG2 (Housing), and the layout of the units are functional with good levels of circulation and storage space. All of the units would have a good level of outlook with their habitable rooms benefiting from windows. Units 2-4 would be dual aspect and are likely to provide an adequate level of light and ventilation. No external amenity space is proposed which is acceptable in this instance given the listed building constraints, the property's Central London location and due to amenity issues due to the proximity of neighbouring windows and gardens to the rear.

2.10 As a change of use to residential Part M of the Building Regulations only requires that access is made no worse than previously existed. As a grade II* listed building the applicant is unable to meet all the standards in full, particularly around the entrance and communal staircases. They have attempted to include the majority of requirements so while the proposal does not fully comply the proposal is acceptable.

2.11 A condition would be attached to any approval requiring full details of any noise insulation to the flats to ensure that they meet the internal noise level requirements of BS 8233:2014. While it is recognised that there are commercial uses surrounding the site it is considered these measures would adequately protect the living conditions of any future occupiers. Planning permission has already been granted for residential units on this site and such uses already exist in the immediate vicinity. It is not considered that the surrounding hotel uses would be sufficient justification to deny approval for the introduction of residential accommodation.

3.0 Impact on Listed Building and the Character and Appearance of the Bloomsbury Conservation Area

Internal alterations

3.1 The upper floors of the building were laterally converted in the 20th Century and the buildings' rear elevation was rebuilt in the 1950s (it is thought after damage caused during WWII). The upper floors are accessed by a single staircase addition to the side of 1 Woburn Walk with each individual building having lost its own internal stair. The 1950s addition to the rear forms a corridor access to each room. There are few significant decorative features remaining internally.

3.2 The buildings' lateral conversion has affected principally the rear elevation and the loss of the individual staircases. The party walls to the front of the buildings remain substantially intact, and are not proposed to be removed or otherwise altered. It is proposed to add stud partitioning between the rear of each room and the corridor area at the 3rd floor level, to match the existing layout at the 1st and 2nd floor levels. This approach is considered to preserve and reinforce the buildings' historic layout; the lateral link corridor will remain at the rebuilt rear of the plan, and will not impact upon the original fabric and room layout which remains at the front of the properties.

3.3 A small amount of demountable partitioning is proposed to be installed at all 1st and 2nd floor levels towards the rear of the plan. This is not considered to cause harm to the buildings' special interest and represents a reversible intervention which would not involve the loss of any historic fabric.

External alterations

3.4 The purpose of the front infill extension is to improve the appearance of the recess within the

façade while concealing servicing. It would not affect any historic fabric and would stay clear of the decorative mouldings on the flank. The extension would be subservient given its height and depth and finished in high quality render with hardwood casement windows. Neither the existing nor proposed infill to the building is historic. The proposed window format would identify the new work to the building defining old from new.

3.5 The existing double doors are not historic fabric and the high quality replacement single door would not detract from the appearance of the host building.

3.6 The rear fire escape and access doors are of no historic merit and detract from the historic building. Their removal is therefore welcomed. It is considered that the replacement double doors with Juliet balconies would result in a significant improvement to the rear elevation.

3.7 It is proposed to replace some of the 1950s metal windows to the rear with timber framed casements. This is considered acceptable in terms of the proposed form and materials.

3.8 Overall, the proposed alterations are considered to preserve the special architectural and historic interest of the listed buildings, and the character and appearance of this part of the Bloomsbury conservation area, in line with policies CS14, DP24 and DP25, and the NPPF.

4.0 Residential Amenity

4.1 The introduction of residential units is unlikely to have any harmful impacts on surrounding residential occupiers by way of noise and general disturbance. As the works are largely internal the development would also not be likely to result in a loss of light or outlook and the proposal is not considered to introduce material levels of overlooking through any of the windows to the front or rear. The proposal has been revised to remove the external balconies to the rear. Juliet balconies are not considered to have the ability to overlook surrounding properties significantly more than windows. The proposed Juliet balconies are therefore considered to be acceptable.

4.2 The proposal includes the removal of the external fire escape on the second and third floors which leads to a platform. It is considered that the removal of this escape would improve the outlook from surrounding properties as well as remove opportunities for overlooking and a loss of privacy through its use by residents. The removal of the fire escape and introduction of Juliet balconies is therefore considered to result in an improvement to the living conditions of surrounding occupiers compared to the structure remaining.

5.0 Transport

5.1 The site's location is within the Central London Area and has an excellent PTAL of 6b. As such the development must be car-free and this would be secured through a section 106 legal agreement so as to accord with policies DP17 and DP18. This would be required for all 4 of the proposed units.

5.2 The proposal includes 4 cycle spaces on the ground floor of the residential lobby. While this would result in a shortfall of the requirements of the London Plan which requires 2 cycle spaces for 2 bedroom units and 1 for 1 bedroom (equalling 6), the provision of 1 space per unit is considered acceptable here given the constraints of the grade II* listed building.

5.3 Camden Development Policy DP20 states that Construction Management Plans (CMP) should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a CMP.

5.4 The primary concern of the development is public safety and the Council needs to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The

proposal is likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. Servicing during construction is likely to be difficult due to the inability to service the site from the rear and given Woburn walk is a pedestrianised street. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted. This would include a CMP Implementation Support Contribution of £1,140.

5.5 The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site on Woburn Walk could be damaged as a direct result of the proposed works. The Council would therefore need to secure a financial contribution for highway works as a section 106 planning obligation. This would allow the proposal to comply with Development Policy DP21.

6.0 Sustainability

6.1 As the development would be under 500sqm and less than 5 units, there would be no specific sustainability requirements required under policies DP22 or 23.

7.0 CIL

6.1 This proposal is liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as new residential accommodation is being provided. The Mayoral CIL will be charged at £50 per m² and the Camden CIL at £500 per m².

8.0 Conclusion

8.1 The existing employment space is not considered suitable for continued business use and it has been demonstrated that it would not be suitable for a similar use. Bringing the property into residential use would ensure a long term viable use for the heritage asset while resulting in additional residential accommodation which is a key policy objective for the Council. On balance the proposed change of use is considered acceptable with the development providing high quality residential units along with upgrades to the appearance of the listed property.

Recommendation: (i) Grant Subject to a Section 106 Legal Agreement with the following heads of terms:

- Car-free
- Construction Management Plan including an Implementation Support Contribution of £1,140
- Highways contribution – request for estimate has been made

(ii) Grant Listed Building Consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Montagu Evans
5 Bolton Street
London
W1J8BA

Application Ref: **2016/3342/P**

04 October 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

Woburn Buildings
1-7 Woburn Walk
London
WC1H 0JJ

DECISION
Proposal: Conversion of first, second and third floors from offices (B1a) to 4 x self-contained residential flats (2x1 bed and 2x2 bed) (C3) with associated alterations including 2 storey front infill extension and creation of 2 rear Juliet balconies.

Drawing Nos: 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016, Design and Access Statement Version 7 dated June 2016 and Loss of Employment Supporting Statement dated July 2015.

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

- 4 As per drawing no. 15/262/13 Rev D, 4 cycle storage spaces for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

- 5 Prior to the commencement of the development, a scheme to protect the proposed dwellings from noise shall be submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be implemented prior to the occupation of the development and retained for its lifetime. The scheme shall ensure that the façade sound insulation of the dwellings will achieve the internal noise level requirements of BS 8233:2014 which are:

- 40dB LAeq, 16h for living areas during the day (0700-2300); and
- 35dB LAeq, 8h for resting areas at night (2300-0700)

Reason: To safeguard the amenities of the prospective occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London

Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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 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 be 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

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 5 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.

Yours faithfully

Supporting Communities Directorate

DECISION

Montagu Evans
5 Bolton Street
London
W1J8BA

Application Ref: **2016/3620/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

30 September 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Woburn Buildings
1-7 Woburn Walk
London
WC1H 0JJ

DECISION

Proposal: Internal and external alterations associated with the conversion of the first, second and third floor offices (B1a) to 4 residential flats

Drawing Nos: 14A_032 002 Rev A, (15/262/13 Rev D; 14 Rev G; 15 Rev D; 16 Rev B; 17 Rev B; 18 Rev A; 20; 21; 22; 23; 24; 25, Heritage Statement dated May 2016, Planning Statement dated 14/06/2016 and Design and Access Statement Version 7 dated June 2016.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DECISION