

Mr Tim Blackwell
MWA
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2016/2867/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

8 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
19 John Street
London
WC1N 2DL

Proposal:

Conversion of the existing office into 4 Bed family dwelling following the demolition of existing three storey closet wing extension between ground and second floor and erection of a three storey rear extension with lift enclosure, lowering of the vaults at basement level, installation of metal balustrade for new terrace at first floor level and installation of retractable rooflight to provide a new terrace at 3rd floor level.

Drawing Nos: P_00, P_01 REVA, P_02 Rev A, P_03, P_04 Rev A, P_05, P_06 Rev A, P_07, D_08 Rev A, P_09, D_10, P_11, D_12 Rev A, P_13 Rev B, P_14, P_15 Rev A, P_16 internal elevation, P16 Section E-E, D_08 Rev A, D_10, D_12 Rev A, D_13 Rev B, Door Schedule Rev A, Window Schedule Rev A, Loss of Employment - Montague Evans dated 12 August 2016, Daylight and Sunlight Report - Malcolm Hollis dated 18th August 2016, Sustainability Report from CUNDALL dated 22.04.2016, Marketing Statement from Farebrother Planning dated 16 August 2016 & Design and Access Statement Dated March 2016 from MAREK WOJCIECHOWSKI ARCHITECTS.

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: P_00, P_01 REVA, P_02 Rev A, P_03, P_04 Rev A, P_05, P_06 Rev A, P_07, D_08 Rev A, P_09, D_10, P_11, D_12 Rev A, P_13 Rev B, P_14, P_15 Rev A, P_16 internal elevation, P16 Section E-E, D_08 Rev A, D_10, D_12 Rev A, D_13 Rev B, Door Schedule Rev A, Window Schedule Rev A, Loss of Employment - Montague Evans dated 12 August 2016, Daylight and Sunlight Report - Malcolm Hollis dated 18th August 2016, Sustainability Report from CUNDALL dated 22.04.2016, Marketing Statement from Farebrother Planning dated 16 August 2016 & Design and Access Statement Dated March 2016 from MAREK WOJCIECHOWSKI ARCHITECTS.

Reason:

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the house hereby approved, 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.

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. Policies CS8 and DP13 generally resist the loss of business uses and paragraphs 13.3 and 13.4 states: when it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the council may allow a change to permanent residential uses or community uses. Policy CS8 paragraph 8.8 and Camden Planning Guidance 5 paragraph 6.3 is relevant and indicates that the supply of offices is expected to meet the projected demand over the plan period and as a result may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. It is accepted that the buildings are not suitable for commercial occupation, due to the variety of different sized rooms, which cannot be readily altered due to the listed status of the building.

The marketing evidence submitted includes information that the condition and feasibility measures for the use as offices or small to medium enterprises (SME) would not be viable. The applicant has submitted a statement setting out how the proposal meets the aims of policy DP13. This states that the character of the surrounding street is generally residential, with the application site being originally in 'residential use' use. Nos. 15 and 16 John Street have both been granted permission to convert from office to single dwellings over the past four years (refs. 2013/7509/P, 2013/3923/P and 2012/5456/P respectively).

The proposed demolition and erection of a new rear extension, rebuilding of part of the closet wing and along with removal of the current air conditioning units are all acceptable. The proposed for the terrace at roof level has been revised and has been designed to minimise the loss of historic fabric, the terrace at first floor level is considered acceptable in design and appearance and the internal alteration proposed to the lower-ground and third floor were revised following officer's comment and are considered to preserve the historic fabric of the host building.

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 reasonable standard of light in all the habitable rooms.

The site is located in PTAL 6B good public transport and storage facility for 2 x cycle provision would be provided on site. As such, the development would be 'car free' and would be secured by legal agreement s106.

The impact on neighbouring amenity is considered to be within acceptable levels. The roof and first floor terraces are positioned and angled to an extent that privacy of neighbouring properties would not be unduly harmed. The roof terrace would be centrally located and would not give rise to the loss of privacy or overlooking.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. Two objections have been received and assessed separately. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform

Executive Director Supporting Communities

Act (ERR) 2013.

The proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS1, CS5, CS6, CS10 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP13, DP5, DP13, DP16, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local development Framework.

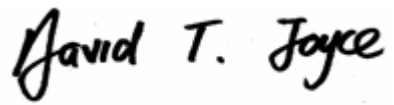
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities