

Miss Marian Twenefoo  
FT Architects Ltd  
FT Architects Ltd  
Hamilton House  
WC1H 9BB

Application Ref: **2016/3765/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

2 February 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**12A Gower Mews**  
**London**  
**WC1E 6HP**

Proposal:

Internal alterations to facilitate conversion of existing dwelling (C3) into 2x self-contained dwellings (1x 1bed, 2 person and 1 x 2bed, 4person). Installation of roof light and alteration of front garage doors.

Drawing Nos: (Prefix 329\_00\_): 00, 01, 02, 03; (Prefix 329\_03\_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

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: (Prefix 329\_00\_): 00, 01, 02, 03; (Prefix 329\_03\_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the existing dwelling into 2x self-contained dwellings is considered to be in general accord with the Council's Local Development Framework (LDF).

Policies CS6 and DP2 of the LDF seek to maximise the supply of additional homes in the borough. As the proposal would not result in the net loss of residential floor space and would create an additional residential unit at the site it is considered to comply with these policies. The loss of the ground floor garage to habitable rooms at ground floor level is considered acceptable in this instance, as application site is within an area of high public transport accessibility which would facilitate a car free life style and the change does not constitute a material change of use (currently the garage is ancillary to the existing dwelling). The recommendation to grant permission would therefore be subject to a legal agreement to ensure that the newly created unit would remain car free. This would ensure that the development does not exacerbate local traffic and parking issues, as well as to promote sustainable means of transport in an area of the highest level of public transport accessibility (6b); The development therefore accords with policies DP18 and DP19.

Externally, the proposed conversion would necessitate only small alterations and the design of these changes have been negotiated by planning and conservation officers to ensure that they result in the minimum amount of visual disruption. As such the proposed external alterations are considered to preserve the character and appearance of the host dwelling, row of mews properties as well as the wider conservation area. The development is thus considered to be in accordance with policies DP24 and DP25. A full assessment of the impacts upon the significance of

the statutory listed building will be made under Listed Building Consent application 2016/4101/L.

In terms of the standard of accommodation for future occupants, both proposed units meet all of the criteria of policy CS6 and the Nationally Described Space Standards (2015). Whilst it is acknowledged that the units would be single aspect and North West facing; in this instance it is not considered that this would result in a sub-standard quality of accommodation as the units both feature a good amount of glazing to habitable rooms and are both considerably above the minimum space requirements for their respective sizes. Both units have adequate storage space areas as well as provision for secure cycle parking both within the units themselves as well as across the mews in a dedicated, existing store.

It is not considered that the proposed development would lead to a significant impact upon the residential amenities of any neighbouring occupier.

One objection comment was received and subsequently withdrawn following the statutory consultation period. The sites 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 or enhancing the conservation area as well as protecting the importance and significance of the listed building, under 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; the National Planning Policy Framework (2012).

- 2 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.
- 3 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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.
- 7 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).

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



David Joyce  
Executive Director Supporting Communities

**AUTHORITY FOR SEALING/SIGNATURE**  
**SECTION 106 AGREEMENT**

**12A Gower Mews : 2016/3765/P**

**LONDON BOROUGH OF CAMDEN**  
**REQUEST FOR DOCUMENT TO BE SEALED/SIGNED**

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. **WOBURN ESTATE COMPANY LIMITED and BEDFORD ESTATES NOMINEES LIMITED**
2. **BEDFORD ESTATES LONDON ESTATES LLP**
3. **BEDFORD ESTATES LONDON LLP**
4. **MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN**

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

**Committee Ref:**

Delegated Authority/Development Control committee [insert date if decided at Committee]

**CLIENT STATEMENT**

I, Elizabeth Beaumont / Alex Bushell / Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed ..... *Alex Bushell* ..... Elizabeth Beaumont / Alex Bushell / Neil McDonald

Dated ....1...../.....2...../2017

**LEGAL STATEMENT**

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed ..... *Patricia Tavernier* ..... *Emily Shelton-Agar*

Dated ..... *2/2/17* .....

**SEAL REGISTER NUMBER**

30644  
02.02.2017



DATED 2 February 2016<sup>17</sup>

**(1) WOBURN ESTATE COMPANY LIMITED and  
BEDFORD ESTATES NOMINEES LIMITED**

and

**(2) BEDFORD ESTATES LONDON ESTATES LLP**

and

**(3) BEDFORD ESTATES LONDON LLP**

and

**(4) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN**

**A G R E E M E N T**  
relating to land known as  
**12a GOWER MEWS LONDON WC1E 6HP**  
pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Head of Legal Services  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 1918  
Fax: 020 7974 2962

G:\case files\culture & env\planning\PT\s106 Agreements\12a Gower Mews (CF)  
CLS/PT/1798.47  
FINAL





THIS AGREEMENT is made the

2nd

day of

February

2016<sup>17</sup>

**BETWEEN:**

1. **WOBURN ESTATE COMPANY LIMITED** (Co. Regn. No 1608381) and **BEDFORD ESTAES NOMINEES LIMITED** (Co. Regn. No 3743508) whose registered office is at The Bedford Estates, 29a Montague Street London WC1B 5BL (hereinafter called "the Freeholder") of the first part
2. **BEDFORD ESTATES LONDON ESTATES LLP** (LLP. Regn. No. OC383002) whose registered office is at 29a Montague Street, London WC1B 5BL (hereinafter called "the First Leaseholder") of second part
3. **BEDFORD ESTATES LONDON LLP** (LLP. Regn. No. OC385699) whose registered office is at 29a Montague Street, London WC1B 5BL (hereinafter called "the Second Leaseholder") of the third part
4. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the fourth part

1. **WHEREAS**

- 1.1 The Freeholder is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL922047 subject to a charge to the Mortgagee and is interested in the Property for the purposes of Section 106 of the Act.
- 1.2 The First Leaseholder is registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL937908 and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 The Second Leaseholder is registered at the Land Registry as the leasehold proprietor with Title absolute of the Property under Title Number NGL937237 and is interested in the Property for the purposes of Section 106 of the Act.

- 1.4 The Freeholder the First Leaseholder and the Second Leaseholder shall hereinafter be jointly referred to as "the Owner".
- 1.5 A Planning Application for the development of the Property was submitted to the Council and validated on 22 July 2016 and the Council resolved to grant permission conditionally under reference number 2016/3765/P subject to the conclusion of this legal Agreement.
- 1.6 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.5 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

## 2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- |     |                   |   |
|-----|-------------------|---|
| 2.1 | "the Act"         | the Town and Country Planning Act 1990 (as amended)   |
| 2.2 | "the Agreement"   | this Planning Obligation made pursuant to Section 106 of the Act  |
| 2.3 | "the Development" | internal alterations to facilitate conversion of existing dwelling (C3) into 2x self-contained dwellings (1x 1bed, 2 person and 1 x 2bed, 4person). Installation of roof light and alteration of front garage doors as shown on drawing numbers:- (Prefix 329_00_): 00, 01, 02, 03; (Prefix 329_03_): 01, 02, 03, 04; Design and Access Statement received 28/07/16 |

- 2.4 "the Implementation Date" the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
- 2.5 "the Nominated Unit" the 1x 1 bed 2 person unit forming part of the Development the same as edged in green on drawing numbers 329\_03\_01 and 329\_03\_02 annexed hereto
- 2.6 "Occupation Date" the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
- 2.7 "the Parties" mean the Council the Freeholder the First Leaseholder and the Second Leaseholder
- 2.8 "the Planning Application" a planning application in respect of the development of the Property submitted to the Council and validated on 22 July 2016 for which a resolution to grant permission has been passed conditionally under reference number 2016/3765/P subject to conclusion of this Agreement
- 2.9 "Planning Obligations Monitoring Officer" a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
- 2.10 "the Planning

- Permission" a planning permission granted for the Development substantially in the draft form annexed hereto
- 2.11 "the Property" the land known as 12a Gower Mews London WC1E 6HP the same as shown shaded grey on the plan annexed hereto
- 2.12 "Residents Parking Bay" a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by residents of the locality in which the Development is situated
- 2.13 "Residents Parking Permit" a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in Residents Parking Bays

**NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.

- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7, and 8 hereof all of which shall come into effect on the date hereof the covenants, undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.
- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.
- 3.8 The Parties acknowledge that the Nominated Unit shall be treated as being permanently designated as "car capped" housing in accordance with Clause 4.1 and 4.2 for all relevant purposes.

4. **OBLIGATIONS OF THE OWNER**

- 4.1 To ensure that prior to occupying the Nominated Unit each new occupier of the Nominated Unit is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to:
- (i) be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay; and
  - (ii) buy a contract to park within any car park owned, controlled or licensed by the Council.
- 4.2 Not to occupy or use (or permit the occupation or use of) the Nominated Unit at any time during which the occupier of the Nominated Unit holds a Residents Parking Permit to park a vehicle in a Residents Parking Bay or is permitted to park a vehicle in any car park owned, controlled or licensed by the Council unless the occupier is the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970).

4.3 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.1 and 4.2 in this Agreement shall continue to have effect in perpetuity.

4.4 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit number of the r Nominated Unit (as issued and agreed by the Council's Street Name and Numbering Department).

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.

5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2016/3765/P the date upon which the Development will be ready for Occupation.

5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.

5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-
- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Supporting Communities, Planning and Regeneration, Town Hall, Judd Street, London WC1H 9LP quoting the planning reference number 2016/3765/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge by the Council.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner or the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without

prejudice to liability for any breach committed prior to the time it disposed of its interest.

6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.

6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of Development this Agreement shall forthwith determine and cease to have effect.

7. **JOINT AND SEVERAL LIABILITY**

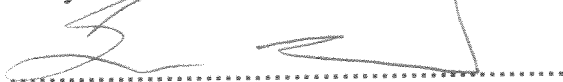
7.1 All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

8. **RIGHTS OF THIRD PARTIES**

8.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

**IN WITNESS** whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY )  
WOBURN ESTATE COMPANY LIMITED )  
was hereunto affixed )  
in the presence of:-/ )  
acting by a Director and its Secretary )  
or by two Directors )



Director

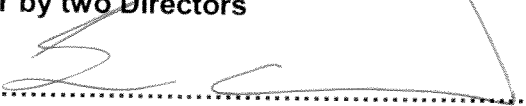


Director/Secretary




CONTINUATION OF S106 AGREEMENT IN RELATION TO  
12a GOWER MEWS LONDON WC1E 6HP

EXECUTED AS A DEED BY )  
BEDFORD ESTAES NOMINEES LIMITED )  
was hereunto affixed )  
in the presence of:-/ )  
acting by a Director and its Secretary )  
or by two Directors )

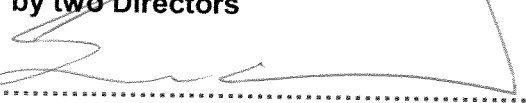
  
.....

Director

  
.....

Director/Secretary

EXECUTED AS A DEED BY )  
BEDFORD ESTATES LONDON LLP )  
was hereunto affixed )  
in the presence of:-/ )  
acting by a Director and its Secretary )  
or by two Directors )


  
.....

Director

  
.....

Director/Secretary

EXECUTED AS A DEED BY )  
BEDFORD ESTATES LONDON ESTATES LLP )  
was hereunto affixed )  
in the presence of:-/ )  
acting by a Director and its Secretary )  
or by two Directors )

  
.....

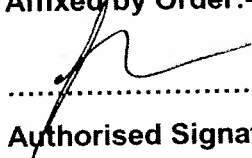
Director

  
.....

Director/Secretary

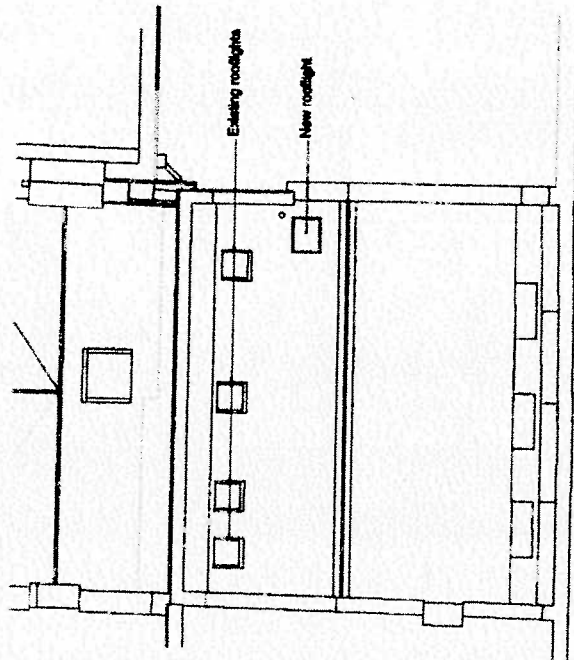
CONTINUATION OF S106 AGREEMENT IN RELATION TO  
12a GOWER MEWS LONDON WC1E 6HP

THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF CAMDEN was hereunto )  
Affixed by Order:- )

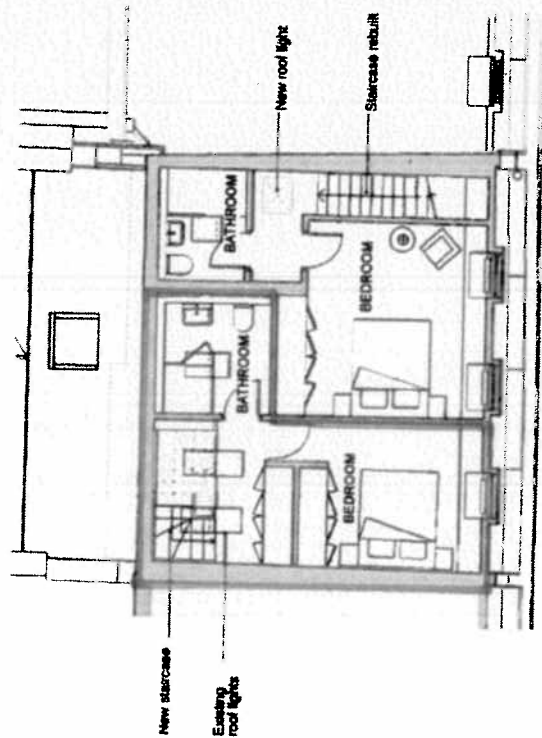
  
.....  
Authorised Signatory



<b>GENERAL NOTES:</b> DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE AND DISCREPANCIES REPORTED WITH THE ARCHITECT.	
CLIENT	THE BEDFORD ESTATES
JOB TITLE	13 GOWER MEWS LONDON WC1E 6HP
DRAWING TITLE	PROPOSED SECOND FLOOR PLAN
SCALE	1:50 @ A3
DATE	07.16
FT ARCHITECTS LTD Hamilton House Rensworth Place WOTHORPE 0153 7463 0566 www.ftarchitects.co.uk	
DRAWING NO.	329_03_02
REVISION	



PROPOSED ROOF PLAN

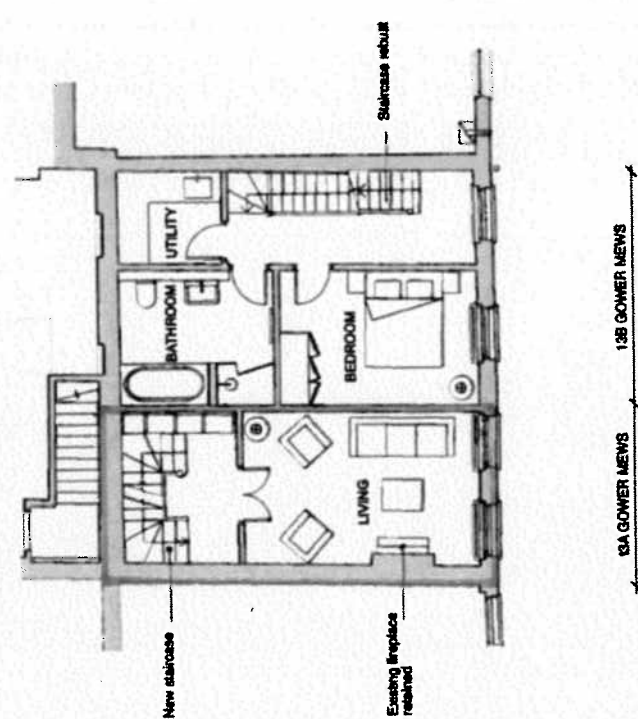


PROPOSED SECOND FLOOR PLAN

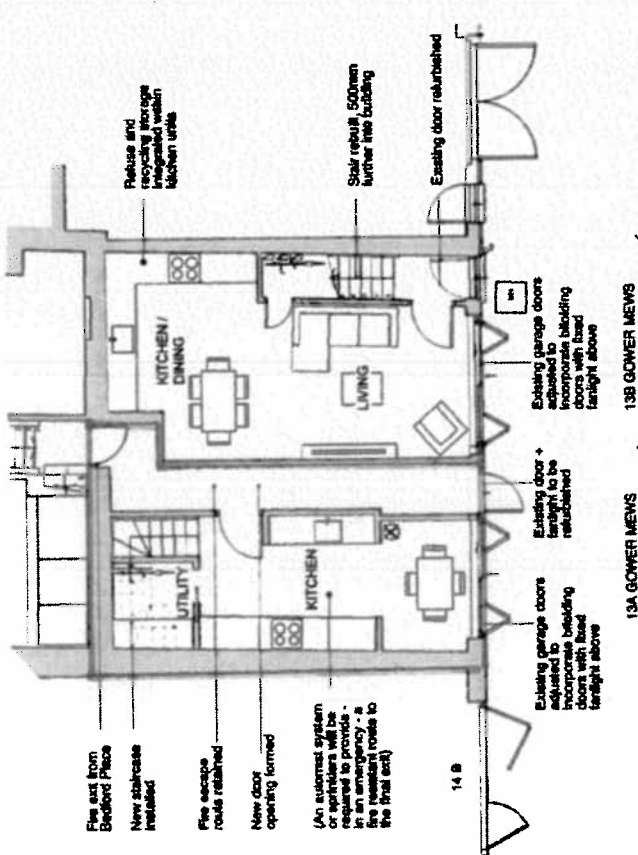
13A GOWER MEWS 13B GOWER MEWS



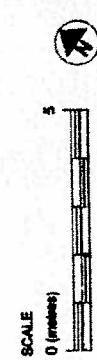
<b>GENERAL NOTE:</b> DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED BY THE ARCHITECT.	
<b>CLIENT</b> THE BEDFORD ESTATES	<b>JOB TITLE</b> 13 GOWER MEWS LONDON WC1E 6HP
<b>DRAWING TITLE</b> PROPOSED GROUND & FIRST FLOOR PLAN	<b>SCALE</b> 1:50 @ A3
<b>DATE</b> 07.16	<b>FT ARCHITECTS LTD</b> Hammer House 100 Gower Street Bloomsbury WC1H 9GU 020 7463 0888 www.ftarchitects.co.uk
<b>DRAWING No.</b> 329_03_01	<b>REVISION</b>



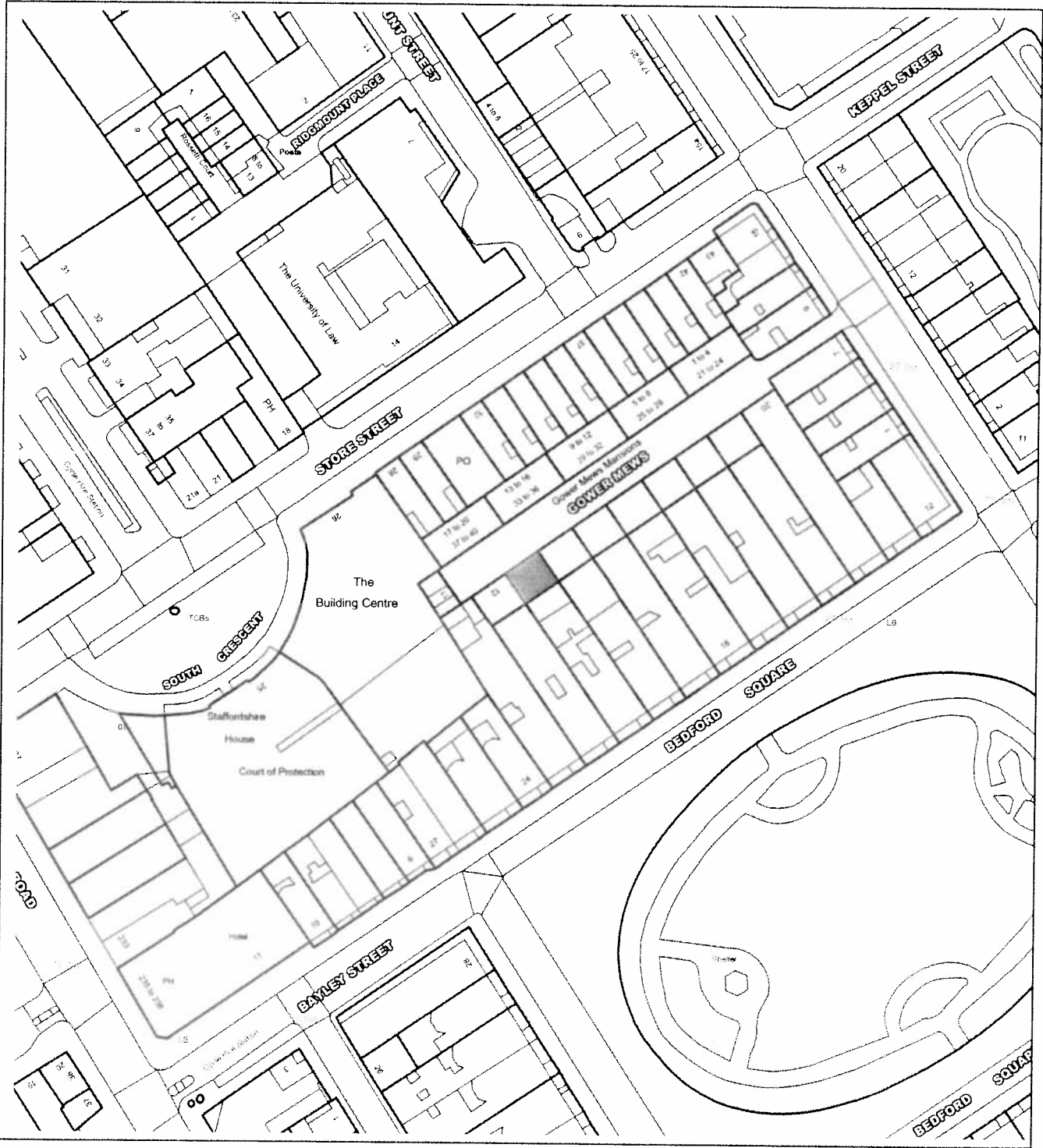
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



12a GOWER MEWS LONDON WC1E 6HP



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



FT Architects Ltd  
FT Architects Ltd  
Hamilton House  
WC1H 9BBApplication Ref: **2016/3765/P**

10 January 2017

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:  
**12A Gower Mews**  
London  
**WC1E 6HP**

## Proposal:

**DECISION**

Internal alterations to facilitate conversion of existing dwelling (C3) into 2x self-contained dwellings (1x 1bed, 2 person and 1 x 2bed, 4person). Installation of roof light and alteration of front garage doors.

Drawing Nos: (Prefix 329\_00\_): 00, 01, 02, 03; (Prefix 329\_03\_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

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: (Prefix 329\_00\_): 00, 01, 02, 03; (Prefix 329\_03\_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the existing dwelling into 2x self-contained dwellings is considered to be in general accord with the Council's Local Development Framework (LDF).

Policies CS6 and DP2 of the LDF seek to maximise the supply of additional homes in the borough. As the proposal would not result in the net loss of residential floor space and would create an additional residential unit at the site it is considered to comply with these policies. The loss of the ground floor garage to habitable rooms at ground floor level is considered acceptable in this instance, as application site is within an area of high public transport accessibility which would facilitate a car free life style and the change does not constitute a material change of use (currently the garage is ancillary to the existing dwelling). The recommendation to grant permission would therefore be subject to a legal agreement to ensure that the newly created unit would remain car free. This would ensure that the development does not exacerbate local traffic and parking issues, as well as to promote sustainable means of transport in an area of the highest level of public transport accessibility (6b); The development therefore accords with policies DP18 and DP19.

Externally, the proposed conversion would necessitate only small alterations and the design of these changes have been negotiated by planning and conservation



officers to ensure that they result in the minimum amount of visual disruption. As such the proposed external alterations are considered to preserve the character and appearance of the host dwelling, row of mews properties as well as the wider conservation area. The development is thus considered to be in accordance with policies DP24 and DP25. A full assessment of the impacts upon the significance of the statutory listed building will be made under Listed Building Consent application 2016/4101/L.

In terms of the standard of accommodation for future occupants, both proposed units meet all of the criteria of policy CS6 and the Nationally Described Space Standards (2015). Whilst it is acknowledged that the units would be single aspect and North West facing; in this instance it is not considered that this would result in a sub-standard quality of accommodation as the units both feature a good amount of glazing to habitable rooms and are both considerably above the minimum space requirements for their respective sizes. Both units have adequate storage space areas as well as provision for secure cycle parking both within the units themselves as well as across the mews in a dedicated, existing store.

It is not considered that the proposed development would lead to a significant impact upon the residential amenities of any neighbouring occupier.

One objection comment was received and subsequently withdrawn following the statutory consultation period. The sites 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 or enhancing the conservation area as well as protecting the importance and significance of the listed building, under 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; the National Planning Policy Framework (2012).

- 2 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.
- 3 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public

footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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.
- 7 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).

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



DATED 2 February 2016<sup>17</sup>

(1) WOBURN ESTATE COMPANY LIMITED and  
BEDFORD ESTATES NOMINEES LIMITED

and

(2) BEDFORD ESTATES LONDON ESTATES LLP

and

(3) BEDFORD ESTATES LONDON LLP

and

(4) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**  
relating to land known as  
12a GOWER MEWS LONDON WC1E 6HP  
pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Head of Legal Services  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 1918  
Fax: 020 7974 2962

G:\case files\culture & env\planning\PT\s106 Agreements\12a Gower Mews (CF)  
CLS/PT/1798.47  
FINAL