

Mr Chris Medland
One World Design Architects
75 Broughton Street
Battersea
Wandsworth
London
SW8 3QB

Application Ref: **2017/0026/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

23 March 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:
66 Red Lion Street
London
WC1R 4NA

Proposal:

Change of use from a beauty salon (Sui Generis) to no.1 residential unit (2bed) (C3) at first, second and third floors levels; associated internal alterations to all floors.

Drawing Nos: (Prefix 260-): 00-01, 00-12, 20-01, 21-01, 20-11, 21-11; Design and Access Statement dated Oct 2016

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 260-): 00-01, 00-12, 20-01, 21-01, 20-11, 21-11; Design and Access Statement dated Oct 2016

Reason:

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

- 3 Before the development commences, details of secure and covered cycle storage area for 2 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 new unit 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.

- 4 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwelling 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 policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

Informative(s):

- 1 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.
- 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 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 In good time, prior to the start of construction on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 5 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>.
- 6 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.
- 7 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.
- 8 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 9 Reasons for granting permission.

The proposed conversion of the upper floor would not lead to a loss of retail, employment or community facility space and the Council's policies do not contain any special protects for Sui Generis uses such as beauty salons. The conversion would additionally result in the provision of a new residential unit which would help contribute towards the Council's housing targets in line with policies CS6 and DP2. The conversion would provide a unit which would be of a size (2bed) that is defined as being of 'high priority' by DP5. As the property is very likely to have been originally built as a ground floor retail unit with accommodation above, the proposed change of use to residential at upper is not considered objectionable in this instance.

The proposal would not include any external alterations and the proposed works are not considered to cause any impact upon the Bloomsbury Conservation Area, preserving its character and appearance.

By virtue of the size of the proposed unit / level of occupation it is not considered that any neighbouring occupier would be disturbed by noise as a result of the conversion. As no external alterations are proposed the development would not lead to a loss of outlook or light to any neighbouring occupier. Similarly as the building is currently in a public use and the windows are in situ, the proposed conversion is not considered to lead to any issues in terms of impacts upon privacy.

The 2 bedroom, 3 person unit would be split over 3 levels and would have an internal area (74sqm) which would surpass the requirements set out in the National Technical Housing Standards (2015) as well as London Plan (2016). All habitable rooms would be dual aspect and would benefit from a good level of fenestration / light. By virtue of the hours of operation and scale of the ground floor unit, it is not considered that this use would cause noise and disturbance to the occupiers of the upper floors.

In order to ensure that the additional residential unit does not lead to a further exacerbation of local traffic and parking issues, as well as to promote sustainable means of transport; the recommendation to approve would be subject to a legal agreement to secure the unit as car free.

No cycle parking has been indicated on proposed plans however as the development involves the conversion of a property with no practical area for internal storage and the site is has the highest level of public transport accessibility possible (PTAL of 6b), this is not objectionable in this instance. In order to ensure that the new unit is ensure the development contributes to minimising the need for further water infrastructure, a condition is included to require the installation of water saving measures. As the development is the conversion of upper floors of an existing property, it is not considered appropriate to require that the unit is wheelchair accessible.

The site's planning history has been taken into account when coming to this decision. No objections were received in relation to the application. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, 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, CS9, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP17, Dp18, DP22, DP23, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The development accords with the emerging Local Plan policies H1, A1, A4, D1, D2, CC1, TC2, T1 and T2 as well as the London Plan 2016 and the NPPF 2012.

- 10 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 development involves the creation of an additional 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 £3,700 (74sqm x £50) for the Mayor's CIL and £37,000 (74sqm x £500 using the relevant rate for uplift in that type of floorspace) 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.

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
Director of Regeneration and Planning

