

Mr Anthony Close-Smith
Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Application Ref: **2017/1959/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
27 John Street & 21 John's Mews
London
WC1N 2BX

Proposal:

Change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room.

Drawing Nos: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.

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 Policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.

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

- 4 Cycle parking for 2 bicycles as shown on approved drawing no. 2001 rev I, shall be provided in its entirety prior to the first occupation of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to combine two previous approvals: 2012/2735/P (expired) which granted the change of use to a dwelling house, and extant permission (2013/5685/P) for the erection of a rear extension with terrace. The previous reasons for approval are still relevant. Policy CS8 and Policy E2 of the emerging Local Plan note that the future supply of office space in the borough can meet projected demand; and the council will consider alternative uses for older office premises. The application building was originally built as a dwelling and has room layouts and sizes that are not flexible or suitable for modern office accommodation. Due to its listed status, internal alterations to the historic plan form are unlikely to be acceptable. Furthermore, the change back to a dwellinghouse would see the removal of many harmful interventions associated with the office use. Housing is identified as the priority land use in the Local Plan, and The Holborn and Covent Garden Ward has been identified as having a low proportion of large dwellings. The proposal is therefore acceptable in land use terms.

The dwelling would benefit from regular sized and shaped rooms, all double bedrooms would be more than 12sqm with single bedrooms in excess of 7.5sqm. The building also benefits from good access to daylight and natural ventilation and would provide a good standard of accommodation. Cycle parking would be provided for 2 bicycles within the rear yard and the development would be car-free as secured by S106 Legal Agreement.

The proposed rear extension is subordinate in scale and location to the 5 storey host building and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the host building and surrounding conservation area and the materials would reflect those used elsewhere in the vicinity. Although the extension would extend beyond the immediate building line, it would be no greater than the existing arrangement. The proposal would be sympathetic to the host building, single storey and not full width, and its extent of public visibility would have a limited impact on the character and appearance of the conservation area.

A new terrace with railings and a walk on roof light is proposed above the extension, with new timber French windows and alterations to the existing rear windows. Due to the proposed extension's size, location and proximity to neighbouring windows, as well as the associated terrace above, the scheme would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, noise nuisance or light spill.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Planning (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, CS8, CS9, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP6, DP13, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, H1, H6, H7, E2, D1, D2, T1, T2 of the Camden Local Plan submission draft 2016. The proposed development also accords with the London Plan and the National Planning Policy 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.

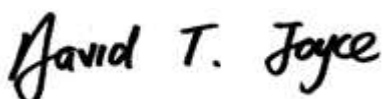
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as it involves the creation of one unit of residential accommodation; unless it is demonstrated that the building has been in lawful use for B1a purposes for at least six months in the three years prior to the development being permitted
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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