

Mr Raymond Baum
Tripos Architects
Latymer
The Dell
Kingsclere
Newbury
RG20 5NL

Application Ref: **2016/2284/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

11 December 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:
22 Theobald's Road
London
WC1X 8PF

Proposal:
Subdivision of existing building (C3) to form 3x self-contained flats (2 x studio and 1 x 3b6p maisonette). No external alterations.

Drawing Nos: (Prefix: 8392.) 0, 2, 3, 4, 5, 7, 8, 9A, 10; (Prefix: 1701-) 000, 001, 002, 003, 010, 011, 012, 013, 014, 020, 021, 022, 023, 024, 030, 031, 032, 033, 100, 101, 102, 103, 110, 111, 112, 113, 114, 120, 121, 122, 123, 124, 130, 131, 132, 133 (all dated 06.03.17).

Supporting documents: Methods Statement for removal of internal partitions (1632.602); Heritage Impact Schedule (1632.601); Photographic Schedule (1632.603); Heritage Statement (dated June 2016); Design and Access Statement (dated April 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: 8392.) 0, 2, 3, 4, 5, 7, 8, 9A, 10; (Prefix: 1701-) 000, 001, 002, 003, 010, 011, 012, 013, 014, 020, 021, 022, 023, 024, 030, 031, 032, 033, 100, 101, 102, 103, 110, 111, 112, 113, 114, 120, 121, 122, 123, 124, 130, 131, 132, 133 (all dated 06.03.17).

Supporting documents: Methods Statement for removal of internal partitions (1632.602); Heritage Impact Schedule (1632.601); Photographic Schedule (1632.603); Heritage Statement (dated June 2016); Design and Access Statement (dated April 2016).

Reason:

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

- 3 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings 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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

In order to rectify the changes made following an unlawful conversion of the dwelling into a HMO and reverse the harm cause upon the listed building, Conservation officers have worked together with the applicant to form a scheme which would allow for the subdivision of the building whilst minimising intervention into historic fabric, features and plan form. As this HMO use was never permitted, it is substandard and without licence, its loss is not objectionable. The conversion of the single-family dwellinghouse into no.3 self-contained units is similarly not objectionable in accordance with policy H3 and is therefore considered acceptable in principle.

The conversion would result in the creation of no.3 self-contained units including 1bed/studio units at ground and 1st floors and a 3 bed maisonette unit at 2nd and 3rd floors. The scheme would provide one 'high' priority as well as two 'lower' priority units in accordance with the Council's Dwelling Size Priority Table.

Considering the desire to minimise intervention into the listed building as well as the spatial limitations of the building, this proposed unit mix is in this instance considered to remain in accordance with policy H7 and is not objectionable. As the conversion would not result in the addition of any C3 floorspace, the scheme would not be expected to contribute towards to supply of affordable housing in accordance with policy H4.

All of the units proposed would exceed the minimum floor areas set out by the DCLG National Housing Standards (2015). All units would be dual aspect, maintain good floor-to-ceiling heights and would feature a good level of fenestration, outlook and natural light. No cycle storage is proposed for the new units, however due to the spatial restriction, desire to avoid intervention into the historic property as well as the high level of public transport accessibility this is considered acceptable in this instance. In order to ensure that the creation of these new units does not result in increased pressure upon the local traffic and parking conditions, the decision would be subject to a s106 agreement to secure the new units as car-free. In order to ensure that the new units are installed with water saving equipment, a condition will be added. Due to the listed status of the building and the fact that its entrance features steps, it is not deemed appropriate to require the units to be wheelchair accessible in this instance.

The proposed conversion is not considered to result in any harm to neighbouring residents in terms of light, outlook or privacy. The use of the building as self-contained flats is not considered to result in any noise or disturbance issues. Due to the limited scope of the operational development, the completion of works is not considered to result in any detrimental impact upon neighbouring residents.

The proposed development would not include any external alterations and therefore the works would persevere the character and appearance of the host dwelling, streetscene and the Bloomsbury Conservation area.

No responses were received in response to the public consultation. The planning history of the site has been 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with the Camden Local Plan 2017 with particular regard for policies G1, H1, H3, H4, H7, H10, C5, A1, A4, D1, D2, CC2, T1 and T2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

2 PLANNING ENFORCEMENT:

Attention should be drawn to the fact that the property remains subject to enforcement investigation following its unpermitted conversion. The applicant should be advised that the Council will be likely to take formal action against the unlawful works should the hereby approved development not commence or the property not be reverted to its lawful use within a reasonable timeframe (i.e. 6

months).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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.
- 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.

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

