

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

Application Ref: **2017/0002/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 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:
19 John Street
London
WC1N 2DL

Proposal:

Residential conversion and change of use from office (Class B1) to 5 x dwelling units comprising 2 x 2Bed maisonette and 3x 1Bed self-contained flats incorporating external alterations associated with planning permission 2016/2867/P dated 08/12/2016 (for demolition of three storey closet wing extension between ground and second floor and erection of a three storey extension with a new lift enclosure, lowering of the vaults at basement level, installation of metal balustrade for new terrace to the rear at first floor level, installation of retractable rooflight to provide a new terrace at 3rd floor level and associated internal reconfiguration at all levels).

Drawing Nos: Proposed: A(28)01 P3, D_08 REVB, D_09 REVB, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVD, P_02 REVD, P_03 REVC, P_04 REVB, P_05 REVC, P_06 REVB, P_07 REVB, P_08 REVC, P_09 REVB, P_10 REV, P_11 REVA, P_12 REVD, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 24th July 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016,



Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 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 A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 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 dwelling/s 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.

- 4 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2); evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 5 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL

payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 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 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 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.
- 7 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>.
- 8 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 T. Joyce

David Joyce
Director of Regeneration and Planning