

DATED 29th January 2018

(1) ERIK SIMON JAMIESON and DONNA LOUISE TULLY

and

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

A G R E E M E N T
relating to land known as
42 DOUGHTY STREET, LONDON, WC1N 2LF
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 1017
Fax: 020 7974 2962

G:\case files\culture & env\planning\NS\s106 Agreements\42Doughty Street (CF)
CLS/COM/NS/1800.527

FINAL

THIS AGREEMENT is made the

29th

day of January 2018

BETWEEN:

- A. **ERIK SIMON JAMIESON and DONNA LOUISE TULLY** of 42 Doughty Street, London, WC1N 2LF (hereinafter called "the Owner") of the first part
- B. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

1. WHEREAS

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number 253690
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 27th October 2017 and the Council resolved to grant permission conditionally under reference numbers 2017/6024/P and 2017/6034/L subject to conclusion of this legal Agreement.
- 1.4 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 As local highway authority the Council considers the Highways Works to be carried out pursuant to this section 278 Agreement to be in the public benefit.
- 1.6 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" change of use from office (B1a use) to single dwelling house (C3 use); partial demolition of existing 3 storey rear closet wing and erection of replacement 2 storey closet wing with single storey side-return extension; repair and restoration of historical exterior including replacement fenestration across front elevation as shown on drawing numbers:- 45 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Letter from Farebrother ref: MMB/lo'd dated 16/08/2017, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017, and change of use justification

and marketing information document dated October 2017.

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 "Occupation Date"

the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly

2.6 "the Parties"

mean the Council and the Owner

2.7 "the Planning Application"

a planning application in respect of the development of the Property submitted to the Council and validated on 27th October 2017 for which a resolution to grant permission has been passed conditionally under reference number 2017/6024/P and 2017/6034/L subject to conclusion of this Agreement

2.8 "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

- 2.9 "the Planning Permission" a planning permission granted for the Development substantially in the draft form annexed hereto
- 2.10 "the Property" the land known as 42 Doughty Street, London, WC1N 2LF the same as shown shaded grey on the plan annexed hereto
- 2.11 "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
- 2.12 "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

3. **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 of 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 Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 for all relevant purposes.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

4.1 **Car Free**

- 4.1.1 To ensure that prior to occupying any residential unit (being part of the Development) each new occupier of the Development 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.

- 4.1.2 Not to occupy or use (or permit the occupation or use of) any residential unit (being part of the Development) at any time during which the occupier of the residential 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).
- 4.1.3 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.1.1 and 4.1.2 in this Agreement shall continue to have effect in perpetuity.
- 4.1.4 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the residential units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those residential units that in the Owner's opinion are affected by the Owner's obligation in Clause 4.1.1 and 4.1.2 of this Agreement.

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 Planning Permission 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 the Planning Permission reference 2017/6024/P and 2017/6034/L the date upon which the Development is 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 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.
- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Head of Legal Services a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 Submission of any plan for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document and any appendices in electronic format (where practicable) to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the Planning Permission reference.

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, Placeshaping Service, Urban Design and Development Team, 2nd Floor, 5 Pancras Square, London, N1C 4AJ quoting the Planning Permission reference number 2017/6024/P and 2017/6034/L 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.
- 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 on written demand 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 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.

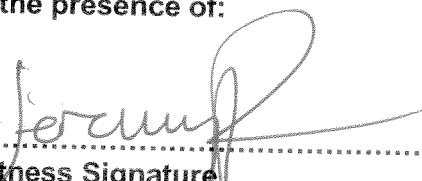
8. RIGHTS OF THIRD PARTIES

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 have executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY
ERIK SIMON JAMIESON
in the presence of:

)
)
)



.....
Witness Signature

Witness Name JEREMY PICKLES

Address 24 FLYCH MEAD, IT ALBANS, AL3 4TN

Occupation SOLICITOR



R. Alexander

NORTHGATE SE GIS Print Template



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Mr McEvoy
Second Floor
118a London Wall
London
EC2Y 5JA

Application Ref: **2017/6024/P**

08 January 2018

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:

**42 Doughty Street
London
WC1N 2LF**

Proposal:

DECISION
Change of use from office (B1a use) to single dwellinghouse (C3 use); partial demolition of existing 3 storey rear closet wing and erection of replacement 2 storey closet wing with single storey side-return extension; repair and restoration of historical exterior including replacement fenestration across front elevation.

Drawing Nos: 145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Letter from Farebrother ref: MMB/lo'd dated 16/08/2017, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017, and change of use justification and marketing information document dated October 2017.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Letter from Farebrother ref: MMB/lo'd dated 16/08/2017, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017, and change of use justification and marketing information document dated October 2017.

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

- 4 Prior to first occupation, cycle parking for 2 bicycles shall be installed as shown on approved drawing numbered 145 P 00 rev B and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the loss of 330 sqm of existing office floorspace (B1a use) within the Central Activities Zone (CAZ) to provide a 5 bedroom dwellinghouse (C3 use). Policy E2 seeks to resist the loss of business use unless it is demonstrated that the site is no longer suitable for use and the possibility of retaining the site for similar business use has been fully explored. The applicant has provided a range of documents in support of the application which indicate that due to the existing state of the premises, the significant amount of refurbishment that would be required to bring the offices up to modern requirements, and the constraints on internal alterations due to the building's heritage significance, this redevelopment would not be financially viable. Furthermore, by converting the building back to its original intended use, many original features would be restored, and the harmful modern interventions linked to the office conversion would be removed.

With regards to the replacement land use, housing is the priority land-use of the Local Plan and the creation of a new residential dwelling is compliant with policy H1. Although a 5 bedroom dwelling is not identified as a high priority dwelling size, the site is located within the Holborn and Covent Garden Ward which is listed within Policy H3 as having a low proportion of large dwellings. The loss of employment space and the creation of a larger single dwellinghouse is therefore considered acceptable in this location.

The dwellinghouse would substantially exceed minimum internal floor area standards and would provide dual-aspect accommodation which would ensure it received good levels of daylight and natural ventilation. The property already benefits from outside amenity space, 80% of which is proposed to be retained.

The proposed design and heritage approach would work with the existing building's plan form and would retain architecturally and historically significant features and detailing. The proposed demolition of the late 19th century closet wing is considered to be justifiable due to its overall low level of significance, and the principle of its replacement with a modern extension is supported. The demolition of the top storey of the existing closet wing between the 1st/2nd floor levels and reinstatement of a sash window demonstrates clear heritage benefits. Consideration has also been given towards maintaining the distinction between the original rear elevation and the new extension, which is welcomed.

Although the proposed extension would be more contemporary in design with dark metal door frames, it would be finished in brick skin to match the existing rear façade, whilst still appearing as a clearly differentiated modern intervention.

Overall the proposals are considered to preserve and enhance the special character of the listed building and the appearance of the wider Bloomsbury conservation area.

Although the ground floor extension would be full width and built up to the boundary wall with no.41, it would only extend marginally higher than the existing wall which would ensure the daylight and outlook of no.41 was preserved. Likewise, the extension would retain the same height and depth at ground and first floor level as existing, whilst the second floor projection would be removed, so that

light levels to the rear windows of no.43 are likely to improve. New rooflights would be introduced at ground and first floor level, but due to their positioning and internal layout, they are unlikely to cause disturbance to neighbouring amenity as a result of lightspill.

2 cycle parking spaces would be provided within the front vaults. Although they are not CPG-compliant, they are considered acceptable given the heritage significance of the building. The development would be car-free, as secured by S106 legal agreement.

- 2 No objections have been received following statutory consultation. The planning history of the site and surrounding area were 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 H1, H7, E2, A1, D1, D2, T1, and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 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.

- 6 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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION



Mr McEvoy
Second Floor
118a London Wall
London
EC2Y 5JA

Application Ref: **2017/6034/L**
Please ask for: **Laura Hazelton**
Telephone: **020 7974 1017**

8 January 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Doughty Street
London
WC1N 2LF

DECISION

Proposal:

Partial demolition of existing 3 storey rear closet wing and erection of replacement 2 storey closet wing with single storey side-return extension; repair and restoration of historical exterior and interior elements on all floors associated with change of use to a single dwellinghouse; replacement fenestration across front elevation.

Drawing Nos: 145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017,

The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

145 S 00 rev B, 145 S 01 rev B, 145 S 02 rev B, 145 S 10 rev B, 145 S 11 rev B, 145 S 12 rev B, 145 S 13 rev B, 145 S 14 rev B, 145 S 20 rev B, 145 S 100 rev A, 145 S 150, 145 S 155, 145 S 156, 145 S 160, 145 S 161, 145 P 00 rev B, 145 P 01 rev B, 145 P 02 rev B, 145 P 10 rev B, 145 P 11 rev B, 145 P 12 rev B, 145 P 13 rev B, 145 P 14 rev B, 145 P 20 rev B, 145 P 150, 145 P 155, 145 P 156, 145 P 160, 145 P 161, 145 SK 09, 145 SK 15, 145 SK 16 rev A, Heritage Statement and Impact Assessment rev B dated October 2017, Design & Access Statement dated October 2017,

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

The proposed design and heritage approach would work with the existing building's plan form and would retain architecturally and historically significant features and detailing. The proposed demolition of the late 19th century closet wing is considered to be justifiable due to its overall low level of significance, and the principle of its replacement with a modern extension is supported. The demolition of the top storey of the existing closet wing between the 1st/2nd floor levels and reinstatement of a sash window demonstrates clear heritage benefits. Consideration has also been given towards maintaining the distinction between the original rear elevation and the new extension, which is welcomed.

Although the proposed extension would be more contemporary in design with dark metal door frames, it would be finished in brick skin to match the existing rear façade, whilst still appearing as a clearly differentiated modern intervention.

The proposed removal of the Edwardian plate glass windows and reinstatement of 6/6 sash windows to the front elevation and the replacement of the modern fanlight is supported.

The proposals have been revised following previous pre-application advice and consultation with the Council's Conservation Officer. Overall the proposals are considered to preserve and enhance the special character of the listed building and are acceptable.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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.
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning



DATED

2018

(1) ERIK SIMON JAMIESON and DONNA LOUISE TULLY

and

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

A G R E E M E N T
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Head of Legal Services
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