

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

Application Ref: **2017/6024/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
42 Doughty Street
London
WC1N 2LF

Proposal:

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 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 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

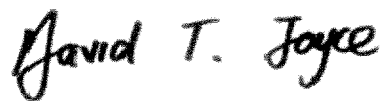
commercial, premises.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

