

Mr Harry Renton-Rose  
Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2017/5798/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

31 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:  
**7 Colosseum Terrace**  
**London**  
**NW1 4EB**

Proposal:  
Installation of window in the first floor rear elevation in association with the conversion of existing ancillary bathroom facilities at first and second floor level to create a 1 x 1 bedroom self-contained duplex flat

Drawing Nos: 7CT/715 (OS Extract); 7CT/710, 1178\_001B.

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:

7CT/715 (OS Extract); 7CT/710, 1178\_001B.

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

- 4 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.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal would include the conversion of 42.00sqm of ancillary (disused) communal bathroom facilities and associated floorspace on the first and second floor landings within the rear part of the building into a 1bedroom self-contained flat. Although the new flat would not meet the minimum space requirement of 58 sq. m (GIA) as specified within the Department of Local Communities Space Standards (and the London Plan) for a two storey 1 bedroom dwelling it is considered that the proposal is acceptable, on balance. This is as the internal layout provides adequate and acceptable accommodation that would be dual aspect, would provide a reasonable level of daylight and outlook and the double bedroom exceeds the internal space standards of 11.5m as specified within the DCLG Space Standards. Overall, the proposal would make use of unused space within a residential building to create additional habitable residential floorspace and additional housing that is supported by policy H1.

The proposed residential accommodation would provide a one bedroom flat which is specified as of lower priority within the Dwelling Sized Priorities table and overall would result in a building of 9x self-contained one-bedroom flats. Typically, this would not be supported by the Council. However, taking into consideration the context of the restricted space and the history of the building, it is considered in this instance to be acceptable in line with policy H7 of the Camden Local Plan.

External alterations to the building include the installation of 1x window in the rear elevation of the rear closet wing at first floor level. The new window would match the appearance of the second floor window in rear elevation of the closet wing of the building and would be similar in location and appearance to the rear elevations of the neighbouring closet wings along this part of the terrace. This minor alteration would not have a harmful impact on the character and appearance of the Regent's Park Conservation Area and would be considered acceptable.

The site falls within the Crown Estate Controlled Parking Zone (CPZ). As per the requirements of policy T2 of the Camden Local Plan, the proposal would be required to be car-free to ensure that future occupants of the development would not be entitled to on-street parking permits. This would be secured by a s106 legal agreement.

The development should provide 1x cycle space in accordance with the London Plan and the Camden cycle standards in accordance with policy T1 of the Local Plan. In this context, due to the site restrictions and availability of on-street cycle parking, a condition would not be attached to any planning permission for the provision of cycle storage space.

All new build or converted dwellings are required to achieve 110L per person, per day (including 5 litres for external water use) usage in accordance with policy CC3 of the Local Plan. This will be secured by condition.

The proposal is not considered to cause harm to the amenity of adjoining residential occupiers including the neighbouring occupiers at nos. 6 and 8 Colosseum Terrace. The new first floor window is not considered to cause additional harm to neighbouring occupiers in terms of increased overlooking. Although the new window would be within 7m of the adjacent properties at no. 5 Cambridge Gate it must be noted that these mews properties are two storey's in height and the new window would look out over the roofs of these properties. Therefore the relationship with these properties is considered satisfactory.

One objection have been received prior to making this decision that has been taken into consideration as part of the assessment of the application and the objections have been addressed in the consultation summary document associated with this application. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

Considerable importance and weight has been paid to the desirability or preserving or enhancing the character and 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 proposal in general accordance with policies H1, H6, H7, D1, D2, A1, CC1, CC2, CC3, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2017 and the National Planning Policy Framework 2012.

- 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 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.
- 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the proposal creates a new residential unit. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £2,100 (42sqm x £50) and £21,000(42sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstance. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with construction costs index.

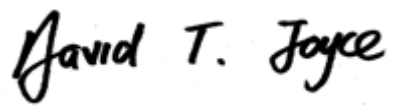
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are 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

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