

Application ref: 2017/5691/P
Contact: John Diver
Tel: 020 7974 6368
Date: 14 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
47 - 49 Goodge Street
London
W1T 1TD

Proposal:

Lateral conversion to link both properties at first, second and third floor level to create office (Class B1) floorspace at first floor and residential (Class C3) use on the second and third floors. Infill of ground floor rear lightwell to provide retail (Class A1) floorspace. External alterations to both shopfronts, including awnings, and installation of timber sash windows at front and rear of both properties.

Drawing Nos: E01 revC, E02 revA, E03 revA, E04, E05; P01 revD, P02 revB, P03 revA, P04, P05 revB, P06, P07 revA.

Supporting documents: P08, Covering letter (dated 11/10/2017), Marketing Letter produced by Farebrother (dated 30/09/2017), Daylight and Sunlight report produced by Schroeders Begg LLP (ref 200/T rev 01).

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: E01 revC, E02 revA, E03 revA, E04, E05; P01 revD, P02 revB, P03 revA, P04, P05 revB, P06, P07 revA.

Supporting documents: P08, Covering letter (dated 11/10/2017), Marketing Letter produced by Farebrother (dated 30/09/2017), Daylight and Sunlight report produced by Schroeders Begg LLP (ref 200/T rev 01).

Reason:

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

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the first floor commercial parts of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises.

The details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the existing and future occupiers of adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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. [Delegated]

Planning permission was recently granted at no.47 for the conversion of the upper floors from storage to form no.2 residential flats (2014/0456/P dated 14/01/2015), as this decision remains extant it is considered to have established the change of use for upper floors of no.47.

The hereby proposed lateral conversion would involve the re-provision of office accommodation from the existing arrangement (basement-3rd floors within no.49 only) to a single floor of office space across the 1st floors of both units as well as the basement to no.49. Whilst this re-provision would result in a net loss of approximately 30sqm (GIA) of office floorspace, due to the low efficiency of the existing floorplates this would only result in a small loss of usable employment floorspace (approx. 10sqm NIA). Although the submitted marketing letter accepts that the existing office is lettable, it concludes that the re-provision would offer a much high quality of accommodation and would be better suited for flexible provision and SMEs. The Council's Economic Development team have reviewed the scheme and conclude that despite the slight reduction in B1a floorspace, the re-provided floorspace would be of a higher standard than existing and that, in light of the other benefits of the scheme no objection was raised. The increased GF area for A1 retail within the designated Neighbourhood Centre would be welcomed.

The proposed lateral conversion would also include the provision of an additional residential unit above the consented scheme at no.47 (3 in total) which would align with the Council's strategic housing aims and policies G1/H1. The mix proposed (1x 2bed and 2x studio) would remain in accordance with policy H7 considering the spatial limitations of the existing building. In line with policy H4 the residential uplift would trigger an affordable housing contribution which would be secured via legal agreement. All dwellings have been designed to meet DCLG/London Plan requirements in terms of internal areas and levels of outlook. One unit proposed would be single aspect and facing towards North, however, the submitted light report confirms that due to the level of fenestration this unit would receive adequate levels of natural light in line with BRE guidelines. Although the scheme would feature a communal core, separate independent access from the core would be afforded and as such the access arrangements accord with policies H1 and D1. Whilst the stacking between units would be appropriate, a condition is recommended for the submission of noise insulation details between 1st and 2nd floors to protect the amenities of future residents as well as the viability of the employment use. No cycle parking would be provided, however, considering the spatial limitations of the site as well as the high PTAL rating, this is not objectionable in this instance. As the development is the conversion of upper floors of an existing property, it is not considered appropriate to require that the unit is wheelchair accessible.

In terms of design, the replacement of the poor quality shopfront to no.49 with a timber shopfront of traditional proportions and detailing and extension to no.47s shopfront would be welcomed; as would the replacement of exiting uPVC windows to the front and rear with timber framed sash windows and the rationalisations proposed to the rear (window levels and drainpipes). Overall these alterations would enhance the character of the host buildings, the designated Neighbourhood Centre and the Conservation Area. The infilling of the rear lightwell would match

the others in the row, would not be visible in any public place and limited private views and would not cause any harm in terms of character.

- 2 Due to the scale of the change of use as well as the limited external changes proposed, the only element of the scheme with the potential to cause harm to the amenities of neighbouring occupiers would be the infilling to the rear lightwell. This element would not result in a loss of outlook or privacy and the submitted daylight report has confirmed that this extension would not result in any detrimental loss of light to any adjoining occupier.

All proposed units would be secured as car-free via a s106 legal agreement in line with policy T2. In line with adopted policy H4(d) the development is expected to contribute towards affordable housing. Following the criteria of H2 and CPGs 2 & 8; the development would be required to provide a payment-in-lieu of provision which would equate to £20,829. This decision would be subject to securing this contribution via s106 legal agreement.

The site's planning history has been taken into account when coming to this decision. Objections were received from one adjoining occupier and were duly taken in consideration when forming this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the 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, C5, C6, E1, E2, A1, A4, D1, D2, D3, CC1, TC2, T1 and T2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 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 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

- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 8 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.
- 9 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.
- 10 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

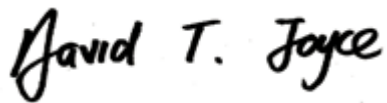
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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