

Application ref: 2017/6515/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 15 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Bedford House
17 New North Street
London
WC1N 3PJ

Proposal:

Change of use from use class A3 (restaurant) to use class C3 (residential dwellings) to provide 1x 2bed and 1x 3-bed maisonette flats, together with alterations including a new shopfront style façade, opening up and alterations to front lightwell with railings, alterations to lower ground floor rear extension, provision of lower ground floor/ground floor rear terraces and alterations to window/door openings to the rear.

Drawing Nos: P-Si-D-006,P-Si-D-007 A, E-N-D-005, E-N-D-010, E-S-D-004, E-S-D-009 C, P-00-D-003, P-B1-00-D-008 C, X-AA-D-011 A, X-BB-D-012, X-CC-D-013, X-DD-D-014, X-D-015.

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 P-Si-D-006,P-Si-D-007 A, E-N-D-005, E-N-D-010, E-S-D-004, E-S-D-009 C, P-00-D-003, P-B1-00-D-008 C, X-AA-D-011 A, X-BB-D-012, X-CC-D-013, X-DD-D-014, X-D-015.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the use commences sound insulation shall be provided between the ground/first floors of the building to achieve a 5 dB betterment on Building Regulations ADE 2003 sound insulation performance standards for flats formed by material change of use. The use shall thereafter not be carried out other than in accordance with the approved scheme.

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

- 5 Details of secure and covered cycle storage area for 4 bicycles (2 per residential unit) in accordance with Camden CPG 7 shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

- 6 Details of screening for the rear amenity terraces shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The terrace screening shall be implemented on the site prior to the commencement of use of the roof terraces and shall be permanently retained

thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission (Delegated):-

The principle of the change of use from a restaurant (A3) to residential (C3) to provide 1x 2bed and 1x 3-bed maisonette flats is acceptable. The site is not located in a designated frontage and does not contain a retail unit and therefore the scheme would not conflict with policies TC2 or TC3.

The site contains a vacant restaurant, which is the last remaining commercial unit on this small non-designated frontage. The other commercial unit on this small parade at no. 16 was converted to residential following permission granted in 2010. The site is also not considered to be the most suitable location for a restaurant given the proximity of the adjoining residential accommodation and at its location on the no-through road. The development would provide additional housing supply in the area in accordance with policy H1.

The development would provide a suitable housing mix inclusive of a 3 bed family sized unit in accordance with policy H6 and an off-site affordable housing contribution would be provided in accordance with policy H4.

The part-width lightwells and railings would be sensitively designed and would harmonise with the character and appearance of the frontage and conservation area. The replacement shopfront would have a traditional design including a timber stall riser, timber mullions and transom bar. The existing pilasters, console brackets and fascia would also all be retained. The proposed windows between the stall riser and transom bar would be obscure glazed and fixed shut to provide privacy and the windows above the transom bar would be clear glazed to provide daylight. The replacement shopfront would have a high quality traditional design and the historic character of this small shopping parade would be maintained in accordance with CPG1.

The proposed alterations to the rear include the reduction in the width of the basement level rear extension, the installation of new rear windows and doors at basement and ground floor levels, the provision of terraces on the roof of the basement extensions and the removal of the existing redundant extract duct. All of these alterations would be screened by the high rear boundary wall and would harmonise with the subject building.

The proposal is to create 1 x 2 bed and 1 x 3 bed residential duplex flats at ground and basement levels. The proposed 2 bed 4 person flat would have an internal floor area of approximately 80 sq. m, which would meet the National Minimum Space Standard of 79 sq. m. The proposed 3 bed 6 person flat would have an internal floor area of 103 sq. m, which would meet the National Minimum Space Standard of 102 sq. m. The internal layout would be adequate in other respects

including bedroom sizes and circulation space.

The proposed flats would be provided with adequate light and outlook. The basement rooms would have windows which would provide adequate light and ventilation in accordance with CPG2. The development would provide accessible bathrooms at ground floor level. The development would also provide floor/ceiling insulation between the ground/first floors.

- 2 The development would not result in an amenity impact on neighbouring properties. Screening would be provided to the rear ground floor terraces to prevent overlooking.

The development would provide 2 cycle parking spaces per flat in compliance Camden Local Plan Policy T1. The development would be secured as car free by s.106 legal agreement in accordance with Camden Local Plan Policy T2.

The development involves works at the front of the site adjacent to the public highway, therefore a highway works contribution shall be secured by s.106 agreement to ensure that any damage to the highway is repaired.

The application site's planning history was taken into account when coming to this decision. No objections were received to this application.

The proposal is considered to preserve the character of the conservation area. 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 2013.

As such, the proposed development is in general accordance with policies H1, H4, H6, H7, C6, A1, A3, A4, D1, D2, D3, CC1, TC2, TC3, T1, T2, T3 and T4 of the London Borough of Camden Local Plan 2017. The London Plan 2016 and 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 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 additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based

on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge would be £50/sq.m for the Mayor's CIL and £500/sq.m for the Camden CIL.

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 the construction costs index.

- 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.
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 8 Various highway licences may be required to facilitate the proposed development. This might include a hoarding licence, a scaffolding licence, a temporary parking bay suspension and a skip licence. Further details are available on Camden's website at the hyperlinks below:-
 - " <https://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences/>
 - " <https://www.camden.gov.uk/ccm/content/transport-and-streets/parking/permits/suspensions/parking-bay-suspensions.en>
 - " <https://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/skip-permits/>

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