

Application ref: 2015/6668/P
Contact: Kate Henry
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Date: 24 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE
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camden.gov.uk
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Heritage Surveys Ltd
Unit 11H
22 Carlton Road
Croydon
Surrey
CR2 0BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Flat 2
Great Russell Mansions
59-61 Great Russell Street
London
WC1B 3BE**

Proposal:

Change of use of Flat 2 (basement) from office/storage area (Class B1a) to create 1 no. self-contained 3-bed flat (Class C3); alterations to openings; and associated works

Drawing Nos: Site Location Plan at 1:1250; Block Plan at 1:200; 5922-E(0)001; 5922-E(0)002; 5922-E(0)003; 5922-E(0)004; 5922-E(0)005; 5922-S(0)001; 5922-S(0)002; 5922-S(0)003; 5922-S(0)004; 5922-S(0)005.

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: Site Location Plan at 1:1250; Block Plan at 1:200; 5922-E(0)001; 5922-E(0)002; 5922-E(0)003; 5922-E(0)004; 5922-E(0)005; 5922-S(0)001; 5922-S(0)002; 5922-S(0)003; 5922-S(0)004; 5922-S(0)005.

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

- 3 Prior to the first occupation of the residential unit hereby approved, details of the privacy screen in the courtyard shall be submitted to and agreed in writing with the Local Planning Authority and the development shall then accord with the approved details. The screen shall be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The residential unit hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted

to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

8 *Car-free

Prior to first occupation of any of the residential units, the owner would ensure through agreement with each occupier of the residential units is informed of the Local Planning Authority's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Local Planning Authority and shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

9 *Highway works contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

10 *Need for a legal agreement

No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 8 and 9 (and marked *).

Reason: In order to define the permission and to secure development in accordance with policy C19 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting permission

The basement was previously used for residential purposes; however, the use has changed to an office over time. Housing is a key priority of the LDF and therefore the principle of reinstating the residential unit is acceptable. The proposal involves the creation of a 3-bed unit, owing to the size and layout of the building, this is considered to be acceptable.

The new residential unit would exceed the Nationally Described Space Standards (2015) for a 3-bed-6-person dwelling and it would provide an acceptable standard of residential accommodation in terms of layout and room sizes; and storage and utility spaces. A screen would be provided in the rear courtyard to ensure privacy and demarcate the private space to serve the new flat. Whilst the outdoor space may be overlooked from the upper floors, this is unavoidable and the provision of outdoor space is nevertheless welcomed. A daylight/sunlight study has been submitted, which confirms that the proposal complies with the BRE recommendations. All rooms meet or surpass the BRE Average Daylight Factor targets and all rooms pass the room depth test.

The only physical changes to the external appearance of the building would be at the rear, out of public view. The proposed changes to the openings are considered to be in keeping with the character and appearance of the host building and it is not considered that the proposal would detract from the character and appearance of the Bloomsbury Conservation Area.

The application site has a Public Transport Accessibility Level (PTAL) of 6b and is within a Controlled Parking Zone. Policy DP18 expects development to be car free in the Central London Area a clause within the shadow section 106 agreement will secure the proposed unit is car-free. No provision for cycle parking provision has been made, the constraints of the application site do not easily allow for this and so the proposal is considered to be acceptable in this regard.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of neighbouring residential properties. Whilst the use of the courtyard area may give rise to noise transfer, the level of activity and noise is not likely to be sufficiently high to warrant a refusal of the application on this basis.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP21, DP22, DP23, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development

also accords with Policies 3.3, 3.4, 3.5, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015; and the provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

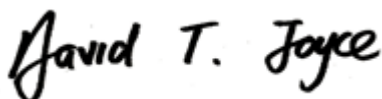
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 In the absence of a Section 106 agreement securing the matters covered by conditions marked with * above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions * (as provided in the form of the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land (not including disposals to individual tenants and occupiers) without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions * which are outstanding or ongoing.

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 Joyce
Director of Regeneration and Planning