

Application ref: 2017/5910/P
Contact: Rachel English
Tel: 020 7974 1343
Date: 24 October 2018



Development Management
Regeneration and Planning
London Borough of Camden
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StudioJung Ltd
18 Gloucester Place Mews
London
W1U 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
14 Hatton Wall
London
EC1N 8JH

Proposal:

Change of use of part ground floor, first, and second floors from commercial (Class B1) to provide one residential maisonette (Class C3), erection of single storey roof extension, installation of roof terraces on 3rd floor and main roof, and alterations to front and rear elevations

Drawing Nos: Site location plan, (101_P_) 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013; Design and Access Statement dated 24th 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 policies 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 plan: Site location plan, (101_P_) 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013; Design and Access Statement dated 24th October 2017.

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

Informative(s):

- 1 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).
- 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 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. The 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 circumstances. 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.
- 4 Reasons for granting permission

This application follows planning permissions for similar proposals at the site under refs: 2014/7438/P and 2016/3551/P, in terms of the change of use to

residential and single storey roof extension, associated front balcony, rear roof terrace and rear elevation windows. The site circumstances have not changed since these approvals. Whilst the policy context has changed with the adoption of the Camden Local Plan in July 2017 since the previous approvals, there continues to be no objection to the principle of the change of use or the extensions and alterations.

The commercial areas on the part ground floor and basement floors would be retained. The loss of the commercial floorspace was appropriately demonstrated, through marketing evidence in the approved application 2014/7438/P, that the site has been vacant since this time without serious interest from prospective buyers for at least 2 years. An updated marketing report with this new application confirms that there is little or no interest in the upper floors being used for commercial purposes and the upper floors have been now vacant for over 7 years. As such the proposals comply with the requirements of Local Plan policy E2.

As the proposals involve the addition of a new residential unit of over 100sqm GIA (at approximately 155sqm GIA), a payment-in-lieu contribution to the Council's affordable housing fund would be required under policy H4. The target for this site would be 4% (as it is over 150sqm floorspace) multiplied by the GEA of 175sqm. As such, the payment-in-lieu is calculated to be £18550 in accordance with the current CPG2 on Housing. This payment would be secured via S106 legal agreement.

Whilst the previous approval was for two residential units and this application seeks permission for only one 2-bed unit, the one additional residential unit will still assist the Council in meeting the strategic housing targets for the Borough and 2-bed units are high priority as set out in policy H7. The proposed residential flat is of an appropriate size and will benefit from adequate levels of daylight, outlook and natural ventilation. The new residential unit will be secured as car-free through a S106 agreement to encourage sustainable lifestyles and reduce impact on the highway network in accordance with policy T2 of the Local Plan.

The design of the roof extension is contemporary; however it conforms with the Council's guidance for mansard roof extensions as set out in CPG1 on Design. The proposed changes to the front and rear facades are similar to those previously approved and are appropriate designs for the host building. The height of the rear part of the roof extension has been minimally raised by 40cm in order to improve the internal ceiling height of the top floor. A balustrade is added to the roof to create a roof terrace. These changes would be substantially set back from the front façade therefore would not be visible from street level.

- 5 (Reasons contd.) The proposed roof extension and external alterations, owing to their design and location, will not harm neighbour amenity in terms of daylight, sunlight or outlook. The proposed 3rd floor front balcony and 4th floor roof terrace are in the same location as previously approved and would not result in any harmful overlooking.

No comments have been received prior to making this decision. The site's

planning history and relevant appeal decisions were taken into account when coming to this decision.

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 G1, E2, H1, H4, H6, H7, D1, D2, T1, T2 and A1 of the Camden Local Plan 2017. The proposed development also accords with policies in the London Plan 2016 and the National Planning Policy Framework 2012.

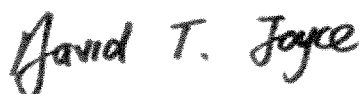
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for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

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