

Application ref: 2018/0984/P
Contact: Samir Benmbarek
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Date: 12 November 2018

Development Management
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FFT
Maple House
High Street
Potters Bar
EN6 5BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Caulfield Court
Baynes Street
London
NW1 0TZ

Proposal: Conversion of existing ground floor ancillary caretaker's kitchen/store into 1x additional supported living unit within existing supported living block (to form total of 11x units) (Use C2)

Drawing Nos: T2: 1; 2; 3; Design and Access Statement

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 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: T2: 1; 2; 3; Design and Access Statement.

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

- 4 The additional supported living accommodation hereby approved shall only be used for supported living purposes (Use C2) and shall not be used as a separate independent Class C3 residential dwelling.

Reason: To ensure that the additional supported living accommodation does not adversely affect the amenity of occupiers within the Class C2 building, the surrounding occupiers, and is not used for unauthorised purposes in accordance with policies G1, H10 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposal concerns the conversion of an existing ground floor caretaker's kitchen/storage room into a bedsit within an existing block of supported housing units (Use C2). The space would create an additional supported housing unit for people who are rough sleeping. This is considered to be acceptable in land use terms as no new planning use is being introduced to the building.

The proposed bedsit is considered acceptable in its size in accordance with the Council's HMO minimum space standards (set under the Housing Act 2004) and policy H10 of the Local Plan. The unit would be 24sqm, which accords with the minimum space standards. This requires 11sqm for a double room and at least an additional 4.2sqm for kitchen and bathroom facilities. The proposed supported living bedsit would be dual aspect and provide acceptable access to light, outlook, and natural ventilation.

No external changes are proposed to the unit or the building. Furthermore, as the proposal is internal, there would be no impact to adjoining residential occupiers in regards to neighbouring amenity.

As the proposed development is for temporary supported living (and not a permanent residential unit) and the application site contains both private parking and cycling parking facilities, planning permission is not subject to a S106 legal agreement for car free housing or further requirements (by condition) for cycle parking in this instance.

A condition will be attached upon approval to ensure that the newly formed supported living unit will not be converted into a permanent residential unit.

This is as the quality and size of the unit would be unacceptable and should the unit be in C3 use it would require a S106 legal obligation to secure the unit as car-free. This would also ensure that the existing C2 space is not unjustifiably lost.

No objections have been received prior to making this decision. The planning site's history and relevant appeal decisions have been taken into account when determining this proposal.

As such, the proposed development is in general accordance with policies H10, A1, D1, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

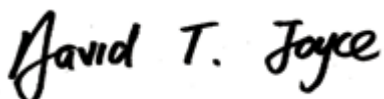
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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