

Application ref: 2018/4940/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 27 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SF Planning Limited
12 Royal Crescent
Cheltenham
GL50 3DA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**36 - 37 Great Russell Street
London
WC1B 3PP**

Proposal:

Erection of rear extensions at basement to 2nd floor levels to provide enlarged Class A1 retail space at basement and ground floor (as approved on 23/08/2016 ref 2016/2795/P) and enlarged Class B1 office space at first and second floors with associated roof terrace on rear 1st floor; conversion of two existing 1 bedroom flats to one 2 bedroom flat on third floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations.

Drawing Nos: 98-001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 110A, 122A; 00-101, 102, 103, 104, 105, 106, 110C, 120C, 121C, 122C; Planning Design and Access Statement dated October 2018 by SFPlanning

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 plans- 98-001A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 110A, 122A; 00-101, 102, 103, 104, 105, 106, 110C, 120C, 121C, 122C; Planning Design and Access Statement dated October 2018 by SFPlanning

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north and east sides prior to commencement of use of the 1st floor rear roof terrace and shall be permanently retained thereafter.

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

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The basement and ground floor extension to the retail unit was approved as part of a separate planning permission on 23/08/2016 ref 2016/2795/P, which is still extant. This infill extension is considered to still be acceptable in principle in footprint, bulk and land use terms.

The proposed rear extension at 1st and 2nd floors is identical to that approved on 19/07/2018 ref 2017/2149/P, in terms of its envelope and size, although its use will now be for offices rather than 2 flats. As before, it is considered that, in the context of this unusual rear corner site, the extension is appropriate in size, form, height and bulk. It remains essentially subservient to the host building by means of setbacks in elevation and plan form. It will be visible from Willoughby

Street but well set back from the street and read against the bulk of the higher flank walls behind, so that it does not appear as an overly bulky or obtrusive addition in the street-scene. The revised fenestration arrangements on the rear façade are acceptable and use matching window designs and materials. Likewise, the new extension is acceptable in its use of matching details and materials.

Again, the roof alterations as previously approved, including a lift overrun and remodelled staircase hatch, are considered acceptable and will have little or no visual impact on the street-scene.

The proposal is considered to preserve the character and appearance of the conservation area. It will have no impact on nearby listed buildings such as the British Museum. 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.

The rear extension will be now used for additional Class B1a office space to the existing offices on 1st and 2nd floors. The uplift of 102sqm is considered appropriate for this highly accessible location within the Central London Area and, being less than 200sqm, does not trigger any additional mixed land use requirements onsite.

The 3rd floor flats will be converted into one 2 bedroom unit, as previously approved. The loss of two substandard 1 bedroom flats and the creation of a new high priority 2 bedroom flat that fully complies with space standards is welcomed.

The proposed rear extension is sited against 2 blank flank walls of adjoining properties and well set back from the side street frontage, so it will not result in any loss of light or outlook to neighbours to the side, rear or opposite. The new windows are over 18m away from the existing flats opposite in 2-4 Willoughby Street, thus will not affect privacy. The previously approved balcony is retained for the offices and will continue to have a privacy screen to ensure there is no further overlooking, as this element will be only 16m away. As before, details of the screen will be sought by condition. Given the size of the terrace and its new use by office tenants, its distance from flats opposite and the solid nature of the perimeter screen, it is unlikely to create any noise nuisance to neighbours.

The new flat should be car-free as before, as the site is in a highly accessible location, in compliance with policy T2. This will be secured by a S106 legal agreement. No cycle parking is now provided onsite, as the new office space created is too small to require it.

2 Reasons for granting permission (continued)

Due to the constrained context of the site, with narrow streets and proximity to neighbours, it is recommended that a Construction Management Plan, plus a monitoring fee, be secured by S106 legal agreement to control the construction impact of the works. Also, a highway contribution will be needed to ensure any consequent damage to the public highway is repaired and funded by the developer, to be secured by S106. As before, details of the refuse store will be

sought by condition.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, H1, H6, H7, E2, A1, D1, D2 and T4 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 2019.

- 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.
- 7 Thames Water requests that the applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public

sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. They would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

- 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer