

Address:	19 John Street London WC1N 2ES		5
Application Number(s):	2017/0002/P and 2017/0004/L	Officer: Obote Hope	
Ward:	Holborn & Covent Garden		
Date Received:	23/12/2016		
Proposal: Residential conversion and change of use from office (Class B1) to 5 x dwelling units comprising 2 x 2Bed maisonette and 3x 1Bed self-contained flats incorporating external alterations associated with planning permission 2016/2867/P dated 08/12/2016 (for demolition of three storey closet wing extension between ground and second floor and erection of a three storey extension with a new lift enclosure, installation of balustrade for a second floor roof terrace, lowering of the vaults at basement level, installation of metal balustrade for new terrace to the rear at first floor level, installation of retractable rooflight to provide a new terrace at 3rd floor level and associated internal reconfiguration at all levels).			
Background Papers, Supporting Documents and Drawing Numbers: The development hereby permitted shall be carried out in accordance with the following approved plans: A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9 th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement			
Application Number:	2017/0004/L		6

Proposal: Internal reconfiguration and alterations in connection with the residential conversion of the building into 5 x dwelling units comprising 2 x 2Bed maisonette and 3x 1Bed self-contained flats incorporating external alterations associated with listed building consent 2016/3326/L dated 08/12/2016 (for demolition of three storey closet wing extension between ground and second floor and erection of a three storey extension with a new lift enclosure, installation of balustrade for a second floor roof terrace, lowering of the vaults at basement level, installation of metal balustrade for new terrace to the rear at first floor level, installation of retractable rooflight to provide a new terrace at 3rd floor level and associated internal reconfiguration at all levels) plus reinstatement of the historic feature window to the stairwell at rear second floor half landing level.

Background Papers, Supporting Documents and Drawing Numbers: The development hereby permitted shall be carried out in accordance with the following approved plans A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.

RECOMMENDATION SUMMARY: Grant Conditional Listed Building Consent

Applicant:	Agent:
NA C/O Agent	Marek Wojciechowski Architects 66-68 Margaret Street London W1W 8SR

ANALYSIS INFORMATION

Land Use Details for the Application Site (lower ground and ground floors only):			
	Use Class	Use Description	Floorspace (GEA sqm)
Existing	<i>B1 Offices and Residential</i>		406m ²

Proposed	<i>C3 Dwelling House</i>	468m ²
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Residential Use Details for the Application Site						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Market	Flat	3	2	0	0	5

OFFICERS' REPORT

Reason for Referral to Committee: The application involves the making of an obligation under Section 106 of the Town and Country Planning Act 1990 that secures more than £50,000 of financial contributions [clause 3(iv)].

1 SITE

- 1.1 This application relates to a 4-storey plus basement property within a terrace of grade 2 listed late Georgian houses located on the east side of John Street, close to the junction with Roger Street and north of Northington Street. This Grade II listed building forms part of a terrace of 11 houses dating from 1799-1824. The building is constructed of multi coloured stock brick with rusticated stucco at ground floor and basement. The building is located within the sub-area 10 of the Bloomsbury Conservation Area.
- 1.2 The rear elevation consists of plain brickwork and is two windows wide. There is a substantial two-storey half-width addition which extends fully to the rear boundary containing wall which is itself 2-storeys in height. A shallower projecting element continues a further 2-storeys up to the level of the half-landing between first and second floors. The remaining original yard space between the rear addition, rear boundary wall and the 2-storey full width-full height rear extension of the adjoining property at 18 John Street comprises little more than a small lightwell to the rear basement window. The rear boundary wall carries a section of cast-iron railings of typical early nineteenth-century character, which could be the original front balcony railings. The house has an 'M'-shaped roof, with two ridges parallel to the street.
- 1.3 The entire building was last used as offices (B1 Use Class). John Street is predominantly occupied by office accommodation; with an increasing number of buildings benefitting from a conversion back to their original residential use. The property is currently vacant but it is noted that planning permission and listed building consent exist (ref: 2016/2867/P and 2016/3326/L) for the change of use from Offices (Class B1) into a single dwelling house (Class C3) with associated internal and external works and extensions.

2 THE PROPOSAL

- 2.1 Planning permission and listed building consent is sought for the internal reconfiguration of the building to create five self-contained residential units (3 x 1 bed & 2 x 2 bed flats). The scheme retains all the various external works from the consented 2016 planning and listed building applications unchanged except for the added reinstatement of the historic feature window to the stairwell at rear second floor half landing level.
- 2.2 The works already consented but as yet unimplemented are as follows, and are all incorporated into the current application:

1. Proposed demolition and rebuilding of existing closet wing extension;
2. Proposed infill extension to the rear at ground floor level;
3. lowering of front vaults floor slab;
4. Installation of metal balustrade for new terrace at first floor level;
5. proposed new terrace at 3rd floor level with the installation of a retractable rooflight to provide access;

Revision

2.3 During the course of the application the scheme was amended to:

- omit the communal binstore in the front lightwell and indicating internal refuse and recycling storage within the individual units (this was in order to achieve a private amenity space for the 1 bed basement flat);
- reduction in the size of the terrace at roof level to retain more of the original roof form; retain the historic stairs at ground floor.

3 RELEVANT HISTORY

Application site

- 3.1 **2004/1027/L:** Internal alterations to existing offices including partial demolition of internal walls to create openings in rooms in basement, ground, second and third floor levels, partial demolition of outbuilding and new rooflight at rear. Granted on 12/05/2004.
- 3.2 **2009/5250/P and 2009/5257/L:** Erection of mansard roof extension and associated works raising both party wall parapets and chimney breasts of office building (Class B1). Granted on 23/02/2010.
- 3.3 **2015/3477/L:** Demolition of the modern extensions behind the facade of 6 John Street; internal alterations and additions to the roof and rear elevation of the building in connection with the change of use from education (D1) to provide 7 residential units (revised scheme to 2014/7045/L). Granted on 04/09/2015.
- 3.4 **2010/5051/P and 2010/5056/L:** Erection of rear extension at ground floor level of existing office. Refused on 18/11/2010.
- 3.5 **2012/0923/P and 2012/0926/P:** Erection of single storey infill extension with rooflight at ground floor level to rear, increase in height of rear boundary wall; installation of doors at lower ground floor level to offices. Refuse on 2012/0923/P
- 3.6 **2016/2867/P and 2016/3326/L:** Conversion of the existing office into 4 Bed family dwelling following the demolition of existing three storey closet wing extension between ground and second floor and erection of a three storey rear extension with lift enclosure, lowering of the vaults at basement level,

installation of metal balustrade for new terrace at first floor level and installation of retractable rooflight to provide a new terrace at 3rd floor level. Granted on 08/12/2016.

4 CONSULTATION SUMMARY

Statutory Consultees

Conservation Area Advisory Committee

- 4.1 Bloomsbury CAAC were consulted on 16/02/2017. No response has been received.

Adjoining Occupiers

<i>Number of letters sent</i>	0
<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.2 A site notice was displayed for both the planning and listed building consent applications from 31/01/2017 and 31/08/2017. Local press releases for the schemes were made on 31/01/2017 and 31/08/2017. No responses have been received.

5 POLICIES

- 5.1 Set out below are the Local Plan policies that the proposals have primarily been assessed against. It should be noted that recommendations are based on the assessment of the proposals against the Local Plan together with other material considerations. In making any recommendations as part of the planning process, account will have been taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 National Planning Policy Framework 2012

On 27th March 2012, the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations, which should be taken into account in determining planning applications.

5.3 The London Plan 2016

5.4 Mayor's Supplementary Planning Guidance

5.5 Camden Local Plan 2017

G1 (Delivery and location of growth)

H2 (Maximising the supply of self-contained housing from mixed-use schemes)

C6 (Access for all)

A1 (Managing the impact of development)
 A4 (Noise and vibration)
 D1 (Design)
 D2 (Heritage)
 CC1 (Climate change mitigation)
 CC2 (Adapting to climate change)
 CC3 (Water and flooding)
 CC5 (Waste)
 H1 (Maximising housing supply)
 H2 (Maximising housing supply of self-contained housing from mix use scheme)
 H6 (Housing choice and mix)
 T1 (Prioritising walking, cycling and public transport)
 T2 (Parking and car-free development)
 T3 (Transport infrastructure)
 T4 (Promoting the sustainable movement of goods and materials)
 DM1 (Delivery and monitoring)

5.6 Supplementary Planning Policies

Camden Planning Guidance (CPG)

- CPG1 Design 2015
- CPG3 Sustainability 2015
- CPG6 Amenity 2011
- CPG7 Transport 2011
- CPG8 Planning obligations 2015

5.7 Other documents

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report.

6	Background
7	Land Use
8	Change of office to residential
9	Affordable Housing
10	Quality of Residential Accommodation
11	Design, Conservation and Heritage
12	Neighbouring Amenity

13	Transport
14	Refuse
15	Sustainability
15	Construction Infrastructure Levy (CIL)
16	CIL
17	Conclusion
18	Legal comments

Background

- 6.2 The building is currently vacant and has been the subject of approvals granted under 2016/2867/P and 2016/3326/L, which gave permission to convert the former office (B1) into a residential dwelling (C3). The development remains unimplemented although the planning permission is extant and is therefore a material consideration. The main issues are therefore considered to relate to the proposed subdivision of the building for self-contained flats and whether there have been any material changes to the newly adopted policies of the Camden Local Plan to affect the principle of the change of use or external alterations granted in 2016,

Land Use

- 7.1 Policy E2 of the Camden Local Plan continues the protection given to business premises under the former LDF policy DP13. It states that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. The Council will resist development of business premises and sites for non- business use unless it is demonstrated to the Council's satisfaction:
- a. the site or building is no longer suitable for its existing business use; and
 - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- 7.2 Former policy CS8 noted that the future supply of office space in the borough can meet projected demand and vacant older office premises will be considered for other uses if there is no apparent demand. Policies E1 and E2 generally resists the loss of business uses but paragraph 5.37 states that whether the premises is in reasonable condition to allow the use to continue is a relevant consideration. The local plan policy continues to see the majority of future demand being taken up at Kings Cross. CPG5 continues to be relevant

in that the supply of offices is expected to meet the projected demand over the plan period and as a result may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. In order to demonstrate that the site is no longer suitable for business use the applicant must submit evidence of marketing sustained over a two year period, although in line with E2 and CS8, CPG5 (para 7.18) allows a shorter period to be considered where the premises is only suitable for B1(a) offices. A marketing report prepared by Farebrother was submitted in support of the application.

- 7.3 The site was previously occupied by Blavo and Co Solicitors who vacated the property in 2015. The building is in need of refurbishment and it is noted in the Marketing Report that the building was last refurbished in 2004. The physical plan form and constraints of the listed building would not allow the property to be readily upgraded to provide modern standards of office accommodation without detrimental impact to the special interest of the listed building. The toilets and kitchenettes, located on the basement and ground floor, are small in size. The toilets are shared and not DDA compliant. The toilets for the first and second floors are located at the half-landing level and open out onto the kitchenettes. As such, the work necessary to make the building functional for small or medium enterprises would present a significant investment to future occupiers and would be to the likely detriment of the listed building.
- 7.4 The building has been vacant since November 2015 and the loss of the office use was approved under 2016/2867/P due to the condition of the premises meaning that there would be little or no likelihood of any interest from prospective business occupiers. Furthermore the need for listed building consent and the uneconomic option of doing the works without any financial guarantees that the works will have any form of payback would make it unlikely that any investor would be prepared to take on the property to make it re-lettable. Even small sums of money on repair or upgrading are considered unlikely to improve prospects as uses requiring lower grade space will generally favour lower cost areas than Bloomsbury. A further material consideration is the number of properties along John Street that have been converted or recently permitted to change back to their original residential use. Nos. 15 and 16 John Street have both been granted permission to convert from office to single dwellings over the past four years (refs. 2013/7509/P, 2013/3923/P and 2012/5456/P respectively). Such changes of use are generally considered to lead to the enhancement of these listed buildings, especially given that it would revert them to their original use.
- 7.5 In light of the above it is considered that the marketing of the premises for office use would fulfil little meaningful purpose. Also it is a material consideration that the planning permission granted for change of use under 2016/2867/P and is still extant and can thus be implemented at any time. Therefore, there is no objection on this occasion to the use of the building as residential flats.

8.0 Change of use to residential

8.1 The proposed change of use from office (Class B1) to residential flats (Class C3) use is considered to be acceptable in principle. The conversion into 5 x self-contained flats consisting of 3 x 1Bed and 2 x 2Bed Maisonettes is considered compliant with policy H2 insofar as it maximises the supply of additional homes in the borough and would not result in the loss of residential units. The proposed 3x 1-bed flats would have gross internal areas (GIA) of 77sqm (lower-ground floor), 60.7sqm (1st floor), and 52sqm (on the 2nd floor); the 2x 2-bed maisonettes 117sqm (lower-ground & ground floor and 103sqm (2nd and 3rd floor levels) all in compliance with the residential standards set out within Table 3.3 of the London Plan 2016 (requiring 50sqm and 70sqm minimum for the 1 and 2 bed units respectively).

9.0 Affordable Housing

9.1 Local Plan policy H4 requires a contribution to affordable housing from all developments providing one or more additional residential units with an increase in floorspace of 100m² (GIA) or more. Schemes providing between 1-9 units are expected to make a payment in lieu (PIL) of affordable housing, subject to viability. The sliding scale target, starting at 2% for one home and increasing by 2% for each home added to capacity, is applied to the additional floorspace proposed. The affordable percentage is calculated on the basis that 100m² (GIA) is sufficient 'capacity' for a single home. The proposed GIA of the development is 432m², with the GEA being 468m². As the calculation relies on Camden Planning Guidance, (CPG8) which has not yet been updated to respond to the Local Plan, the target is applied to gross external area as opposed to gross internal area. The gross external area is calculated as 468sqm. On this basis a PIL of £99,216 would be required and secured via a Section 106 legal agreement. The calculation for the PIL is below:

- Based on a GIA of 432m² the percentage target would be 8%
- The existing PIL figure is £2,650 per m², based on GEA
- The proposed floorspace in GEA is 468 sqm
- GEA affordable floorspace target is 8% x 468m² = 37.44m²
- Financial contribution calculated as 37.44m² x £2,650 per m² = £99,216.

10.0 Quality of Residential Accommodation

10.1 The proposal provides a mixture of 3 x 1 bed low priority units and 2 x 2 bed units, which are a high priority as per policy H7. The units all have large sizes, exceeding the technical space standards. All rooms would be adequately sized and bedrooms would exceed 11.5sqm. The floorspace, including bedrooms, would comply with the DCLG nationally described space standards. The proposal would also comply with the Lifetimes Homes standards.

10.2 A sunlight and daylight assessment has been submitted in respect of the proposed flats and finds that most rooms above ground floor meet or exceed BRE standards excepting some minor failures which are on account of window sizes and plan form that cannot be changed due to the building's listed status.

10.3 The lower-ground floor flat has been redesigned and is now considered to have acceptable daylight/sunlight. However, there is some concern with the light and outlook for the lower-ground 1-bed flat and the ground/lower-ground 2-bed flat, given their deep plan nature and that their rear rooms are served only by a small enclosed lightwell. The ground floor unit is particularly restricted in outlook with its living room facing onto a front lightwell and bedroom one-half of the enclosed lightwell which it shares with the other flat and has been partitioned with a solid screen for privacy. The revision to the application which omits the communal binstore from the front lightwell and internalises refuse storage within the individual units has improved matters affording a private defensible amenity space for the ground floor 1-bed flat. The restricted light and outlook to the rear parts of these flats is considered unavoidable due to the confined nature and almost full plot coverage at the rear of the site. However, in view of the high quality fixtures & finishing, the large size living rooms, access to good quality amenity space for the lower ground floor flat and high ceiled/high windowed principal room for the ground/lower ground floor flat, all combined with the prestigious central location, the proposal is considered acceptable in this instance.

11.0 Design, Conservation and Heritage

11.1 The house was built probably c1820, which has been used at least partly as offices since the middle of the nineteenth century. The house was listed grade II in 1951 and is located within the Bloomsbury Conservation Area. The house backs on to the rear of houses on North Mews: a tall party wall marks the boundary along the flank facade of the rear extension at no. 18. The exterior faces of the property and its architectural expression have particular special interest as part of the planned Georgian terrace. The main external alteration proposed is a ground floor rear extension infilling what remains of the existing external courtyard, and the annex wing extension would be demolished and rebuilt between the lower-ground and first floor levels. The proposal would result in a uniform rear wall and given its height, which sits slightly above the boundary treatment either side, would be subordinate to the host building and not be visually dominant from views to the rear.

11.2 The proposed replacement closet wing extension along with removal of the current air conditioning units are considered acceptable. The proposed terrace inset within the valley roof at roof level has been revised and is now further inset to minimise the loss of historic fabric.

11.3 The front elevation of the building will remain unaltered. At the rear of the house, the various later additions will be altered and the associated works would accommodate a lift rising from basement to the half-landing between first and second floor level. The height of the rear addition will be slightly reduced in height from the previous non-original structure enabling the reinstatement of the historic feature window in the rear main building facade. A new terrace will be formed on the roof of the ground floor rear extension. All these changes are considered acceptable in terms of their design and appearance and their impact on the listed building. The main change from the approved 2016

scheme is the reinstatement the historic feature window to the stairwell at rear second floor half landing level which is considered to enhance the appreciation of the heritage asset.

11.4 Internally, there will be modifications to the existing spaces on all floors but no significant loss of historic fabric. Revisions have been made to the lower ground floor layout to minimise openings in the structural walls. At third floor level there have been minor changes to partitions to better respect the original plan form and the secondary staircase retained and extended to give access to the proposed loft conversion at roof level. Overall the scheme is considered to be a sympathetic approach bringing the building back into its original residential use and accords with national and local policies for preserving listed buildings and conservation areas including D1 and D2 of the Camden Local Plan.

12.0 Neighbouring Amenity

12.1 Given the size, scale and setting of the site with neighbouring buildings it is considered that the proposal would not give rise to issues such as the loss of privacy, loss of outlook, overlooking or adding to the sense of enclosure to the neighbouring properties.

12.2 A new terrace would be installed to the rear elevation at first floor level and the proposed terrace would be below the parapet wall of No. 20 John Street to the north. No. 18 John Street has a rear terrace at first floor level as do some of the neighbouring properties within the terrace, which, benefits from mutual overlooking. As such, the roof terrace proposed would not have a detrimental impact on loss of privacy nor impact by overlooking. The proposed roof terrace would be positioned centrally between the pitched roofs and would not cause undue harm due to its setting within the host building. The roof and first floor terraces are positioned and angled to an extent that privacy of neighbouring properties would not be unduly harmed.

12.3 The impact on neighbouring amenity is considered to be within acceptable levels in terms of daylight/sunlight and overshadowing. The infill rear extension would be lower than the rear parapet wall with no.18 John Street, which it adjoins. In addition, the existing extension would be demolished and rebuilt to be approximately 1.6m lower in height. As such, it would not increase the loss of daylight/sunlight levels, sense of enclosure nor have a detrimental impact from overshadowing. Therefore, the proposed infill and annex wing extension would not materially harm the neighbouring amenity in terms of loss of daylight/sunlight or overbearing impact.

13.0 Transport

13.1 The scheme would be car-free which would be secured via S106. This is due to the site having excellent transport links, being located within the Central London Area with a PTAL of 6B.

13.2 In line with Policy T1 of the Local Plan, cycle parking at new developments must be provided in accordance with the standards set out in the London Plan.

For two bedroom flats, this gives a requirement for two spaces per unit, which gives a requirement for seven spaces. Due to the constraints of the site there are no opportunities for on-site communal cycle storage but the large size of the units would allow for internal cycle storage, which is considered to be acceptable in this context.

- 13.3 The proposed development would require a Construction Management Plan (CMP). Whilst construction traffic flows to the site are likely to be fairly low, due to the amount of construction and refurbishment works required and the sensitive nature of the local streets, a CMP must be secured. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality, temporary loss of parking, etc.). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP must therefore be secured as a Section 106 planning obligation.

14.0 Refuse storage and Collection

- 14.1 The proposed refuse storage would be housed in each of the residential flats and would consist of 2 X 800L waste storage cupboards. The revised waste management plan suggests that the occupants would periodically take out the waste/recycling once per week for food and recycling from the individual kitchens. The scheme has dedicated composting bins in the kitchen of at least 1600 litres and Camden's composting collection scheme will be utilised. The collection is weekly every Monday for domestic waste, food waste and recycling. Environmental Health (Waste Management) have been consulted and are satisfied with the arrangements)

15.0 Sustainability

- 15.1 As per policies CC1, CC2 and CC3 of the Local Plan, maximum internal water use of 110litres/person/day would be secured via planning condition. The scheme will also incorporate, energy efficient lighting, low water consumption facilities in the wc's, bathrooms and kitchens together with underfloor heating throughout. The site will also be properly insulated. The sustainability and energy measures will be secured via sustainability and energy plans as part of the S106 legal agreement.

16.0 Construction Infrastructure Levy (CIL)

- 16.1 The proposal by its size and land use type is liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure. Based on the information given on the CIL form £21,600 (50 x 432sqm), for the Mayor's CIL Charging Schedule which helps fund Crossrail introduced on 1st April 2012. Based on the Camden Charging Schedule, the charge is likely to be £216,000 (432sqm x £500).

17.0 Conclusion

17.1 Based on the above assessment, the proposed creation of residential units is considered acceptable given the extant permission.

17.2 The proposed development has been carefully designed in order to preserve the special historic interest of the building and preserve and enhance the character and appearance of the Bloomsbury Conservation area. It would also bring a currently vacant building back into beneficial use. Moreover the scheme will provide 5 market housing units of a suitable mix and quality making a contribution to the supply of housing within the borough. Furthermore, the proposals incorporate sustainability features and a number of other matters will be secured via condition and S106 Legal Agreement.

17.3 Planning Permission and Listed Building Consent is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:

- Car-free development
- Affordable housing contribution of £99,216
- CMP, Implementation Support Contribution £1,140
- Highway and Street works contribution £4,388.98

18 LEGAL COMMENTS

18.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Planning Permission Condition(s) and Reason(s): **2016/2687/P**

- 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: A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2); evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 C6 of the London Borough of Camden Local Plan 2017.

- 6 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

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

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 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 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.

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.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

Listed Building Consent Condition(s) and Reason(s): **2017/0004/L**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.

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) Details including sections at 1:10 of all windows and doors(including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Sample details of the glazing for the proposed extension at a scale of 1:10;
 - c) 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).
- 4 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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).
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Application No: 2017/0002/P & 2017/0004/L

**19 John Street
London, WC1N 2DL**

**Scale:
1:1250
Date:
10-Nov-17**



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Planning Committee

26th October 2017

2017/0002/P

2017/0004/L

19 John Street

London

WC1N 2DL

Site Plan





Aerial and street views of the northwest and southeast elevations



Proposed Front Elevation



19 John Street
Rear closet wing

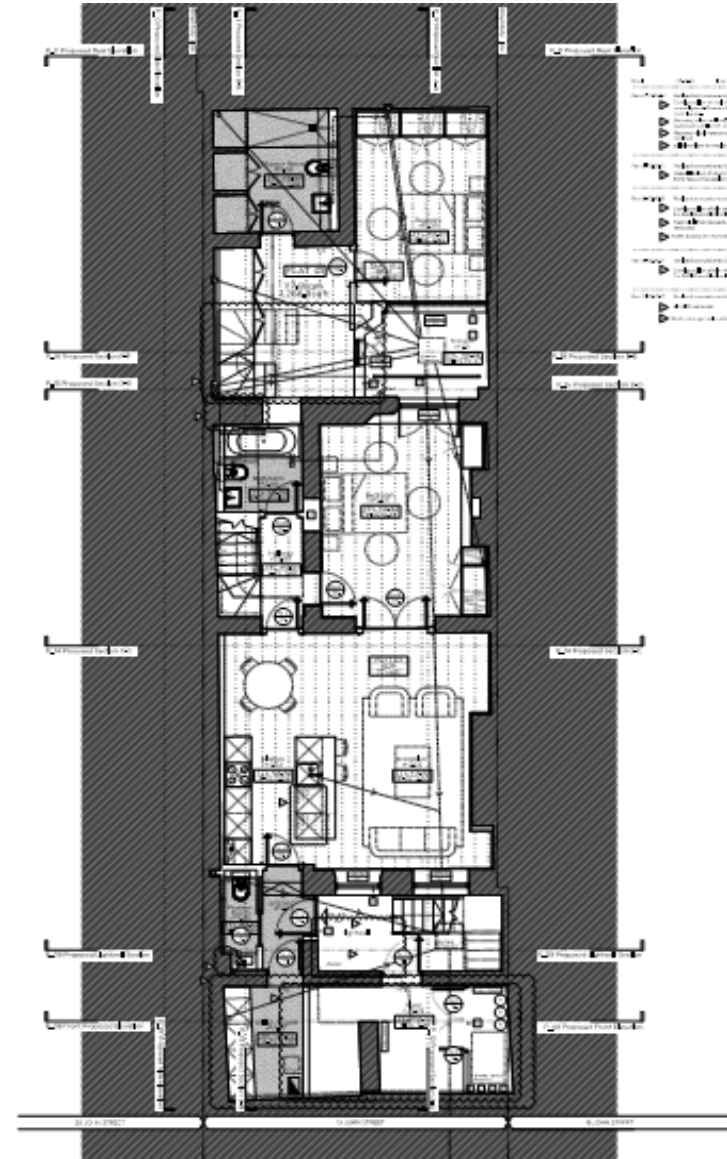


19 John Street
Rear of property

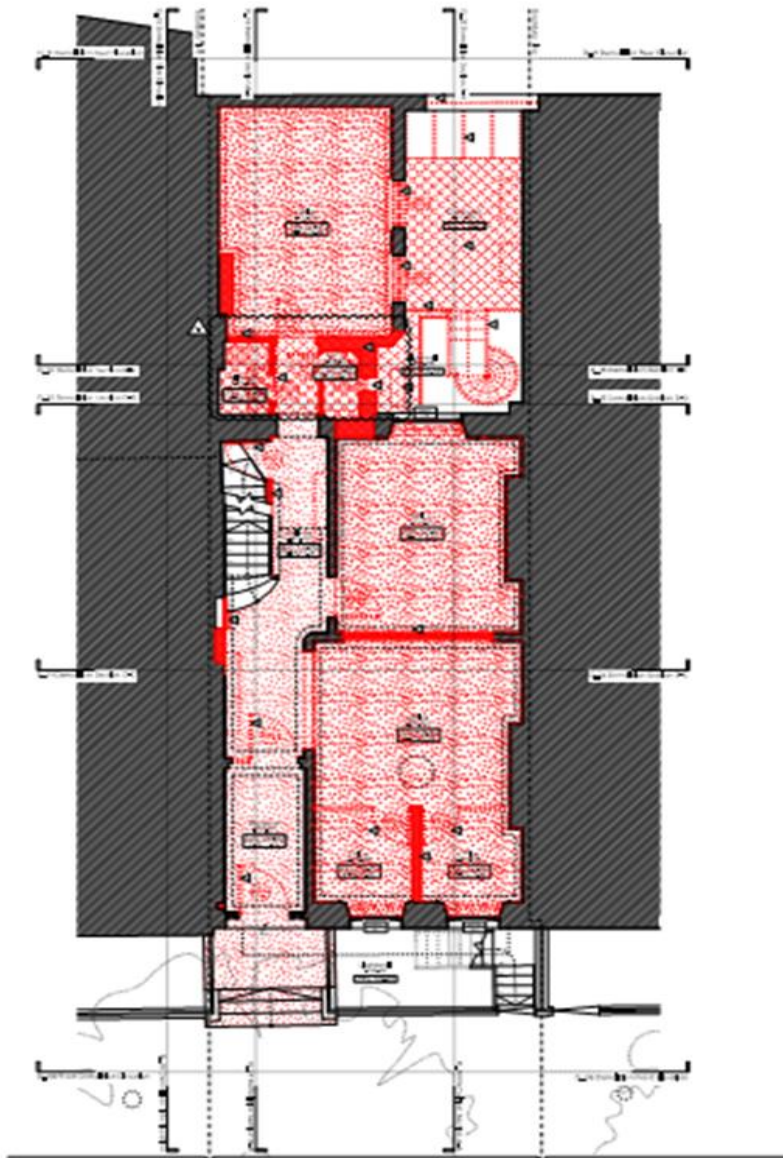
Roger Street Elevation to the rear elevation



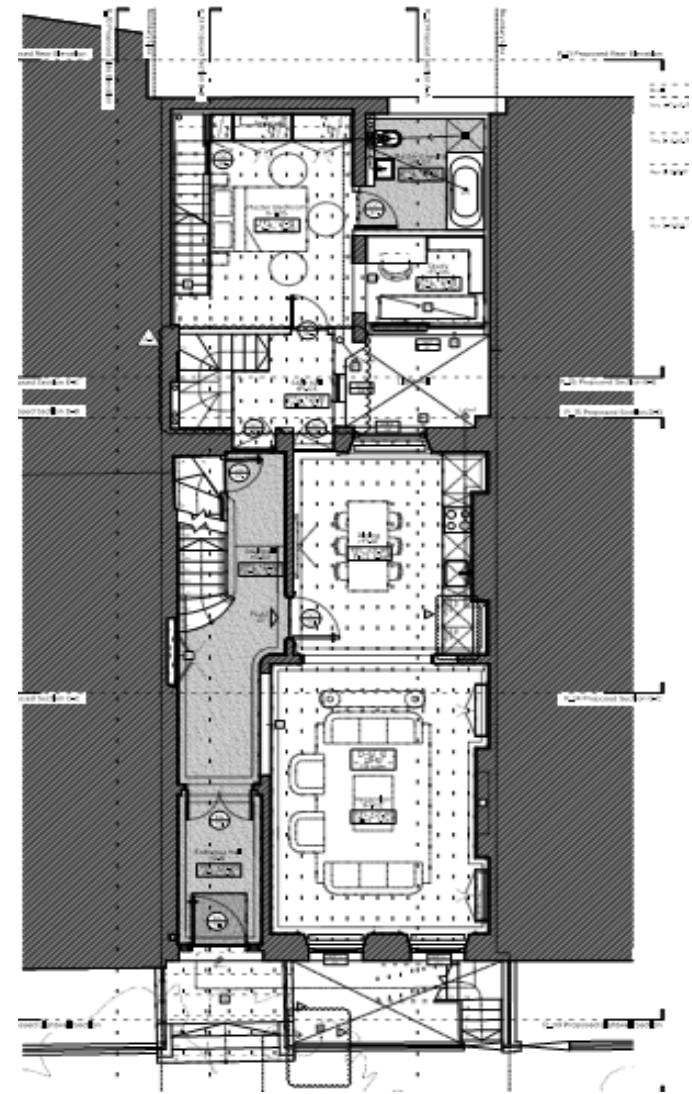
Existing lower-ground floor plan



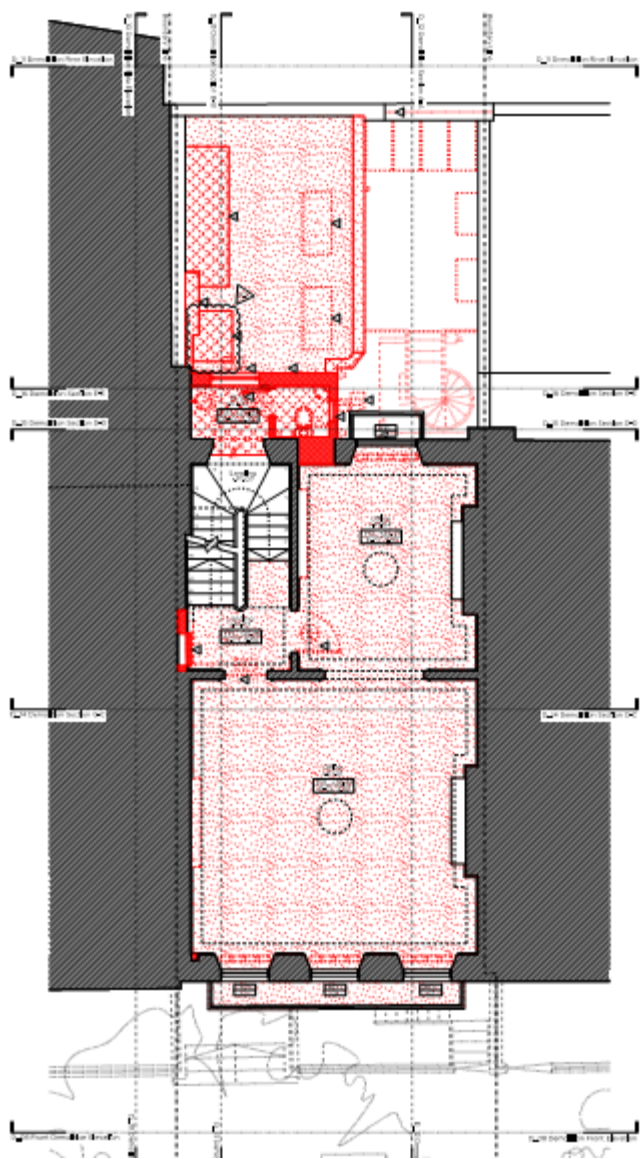
Proposed lower-ground floor



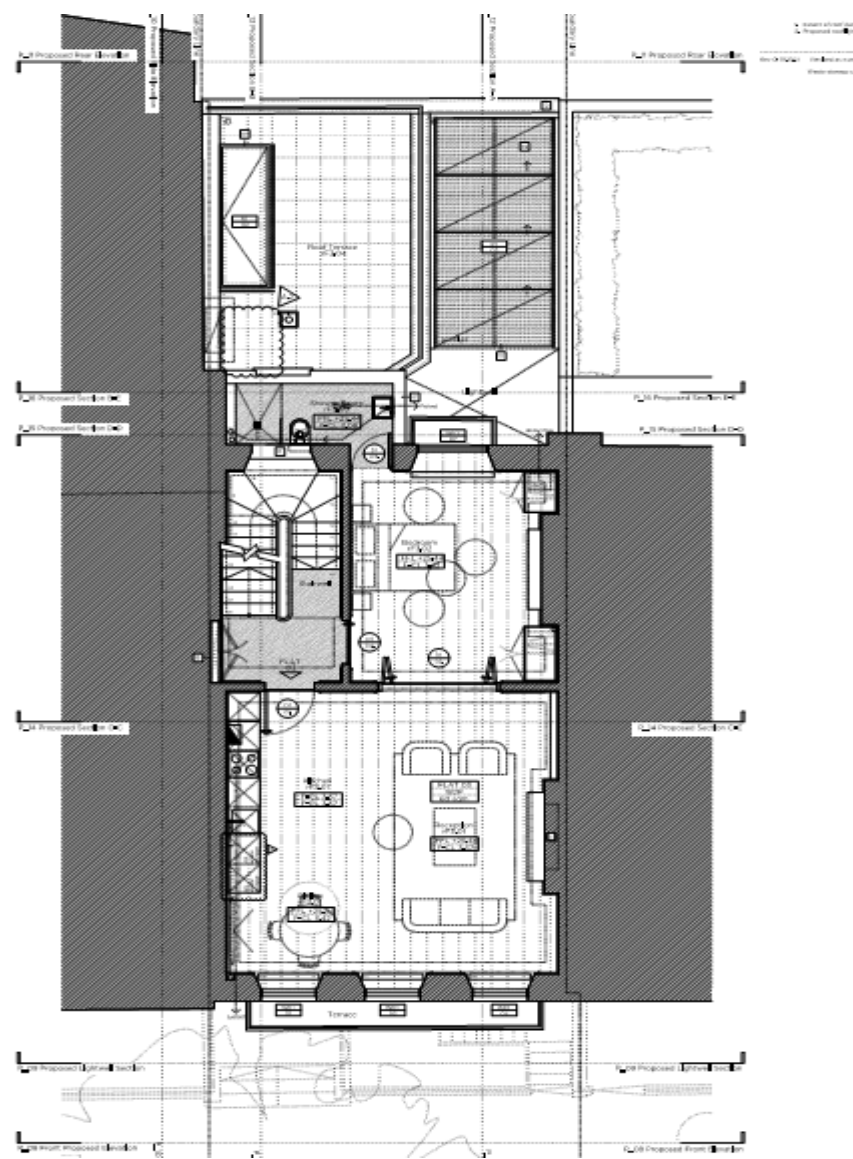
Existing ground floor plan



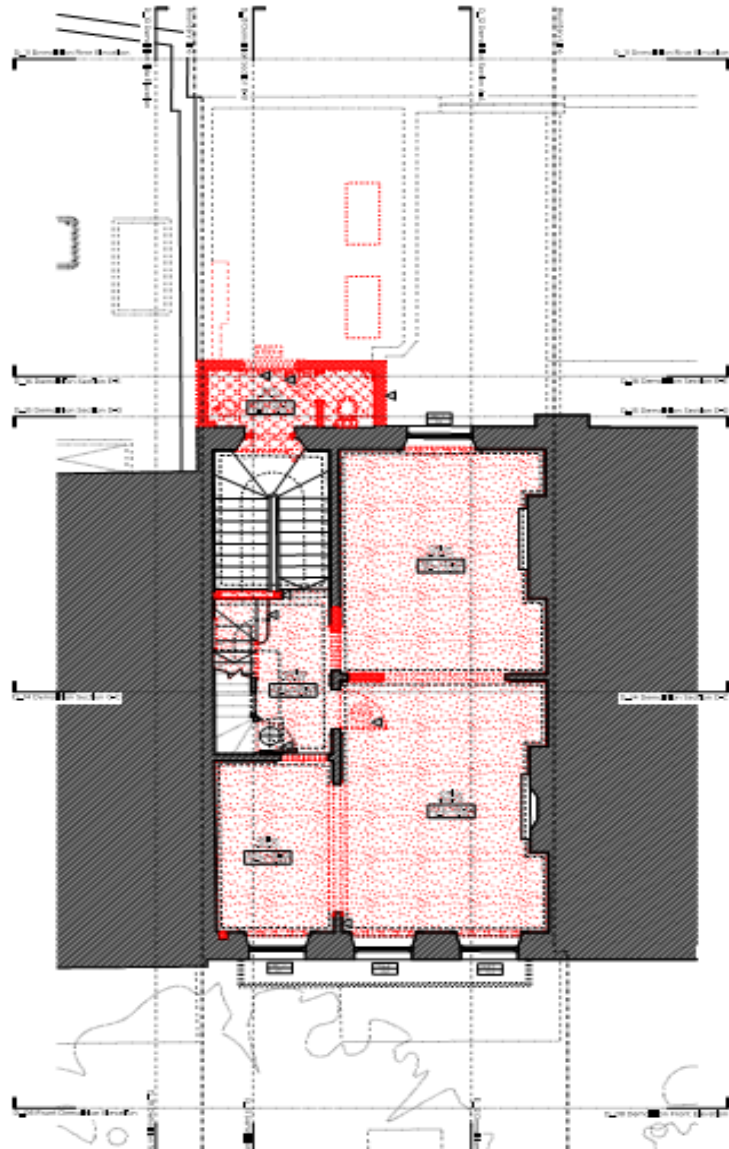
Proposed ground floor plan



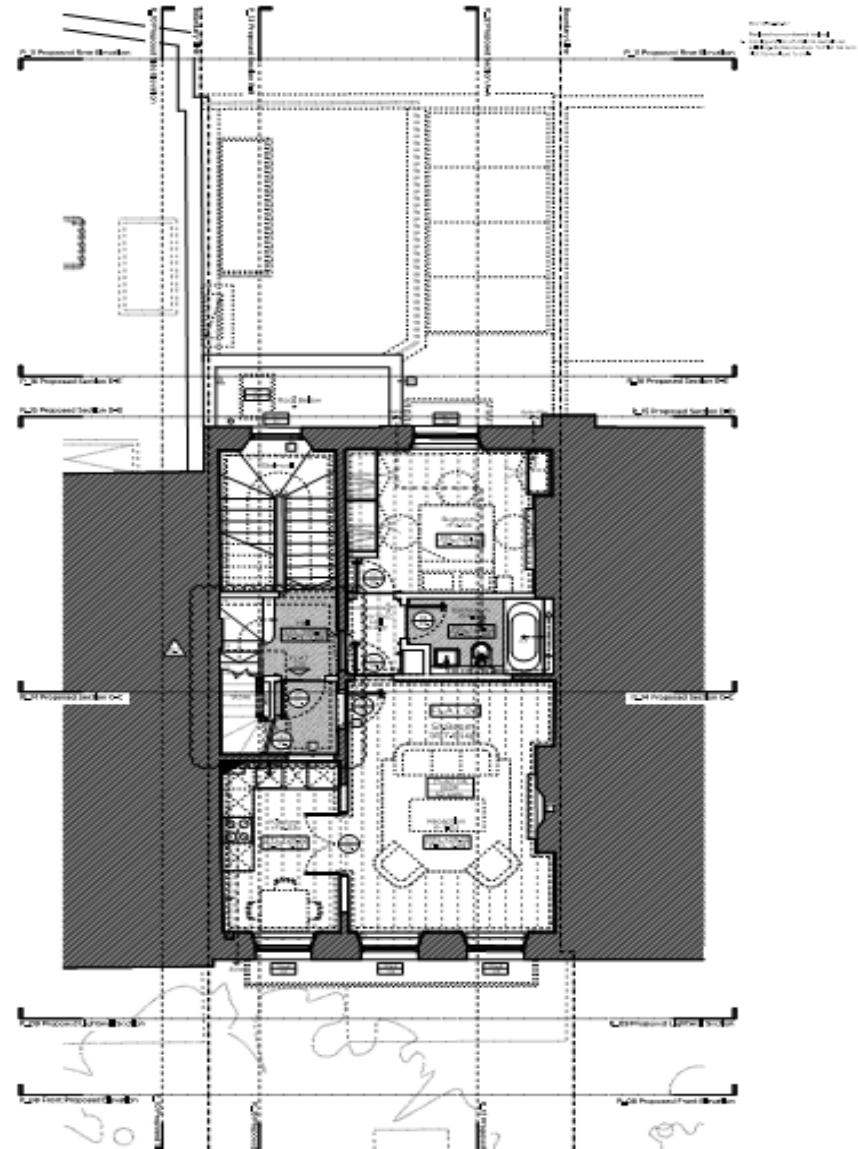
Existing first floor plan



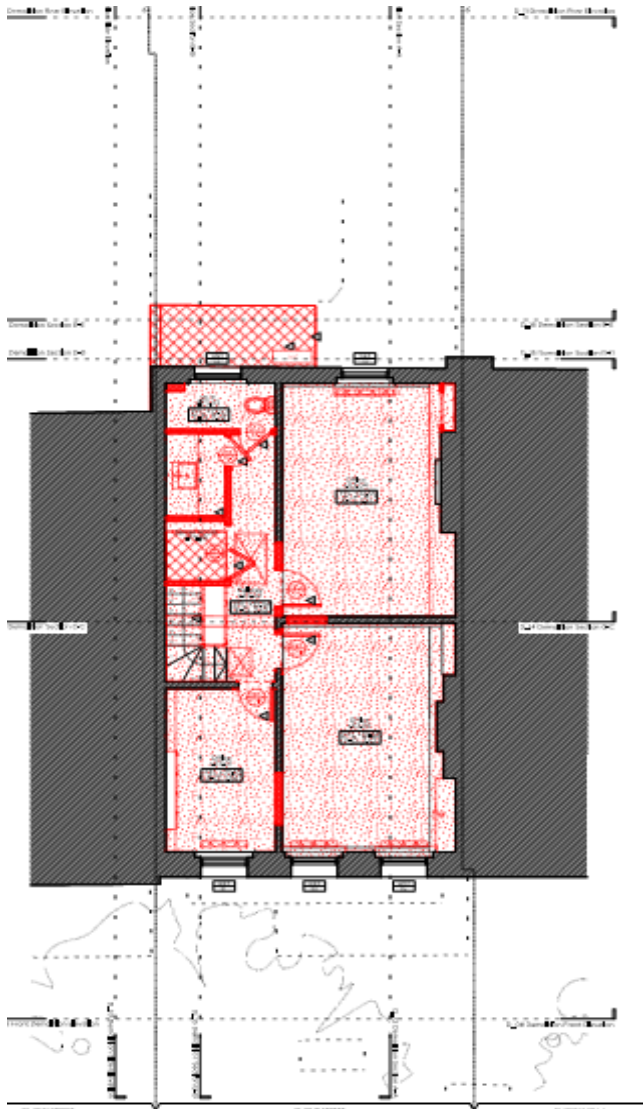
Proposed first floor plan



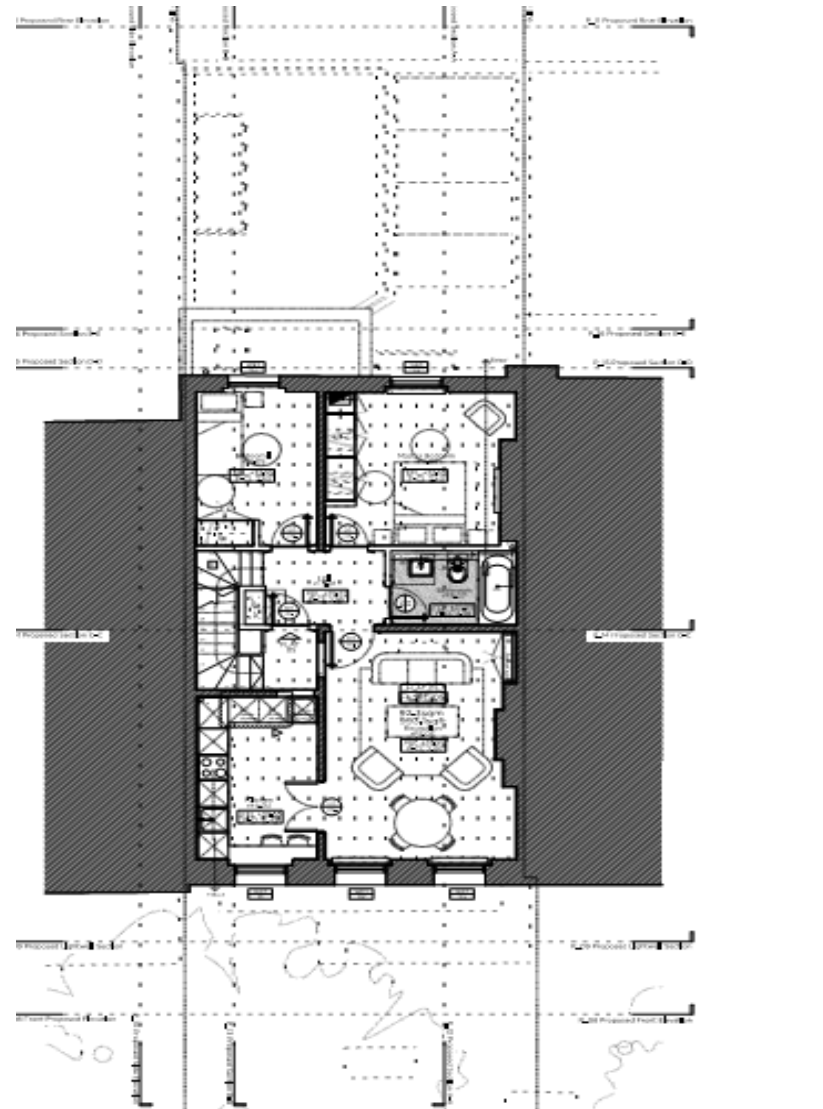
Existing second floor plan



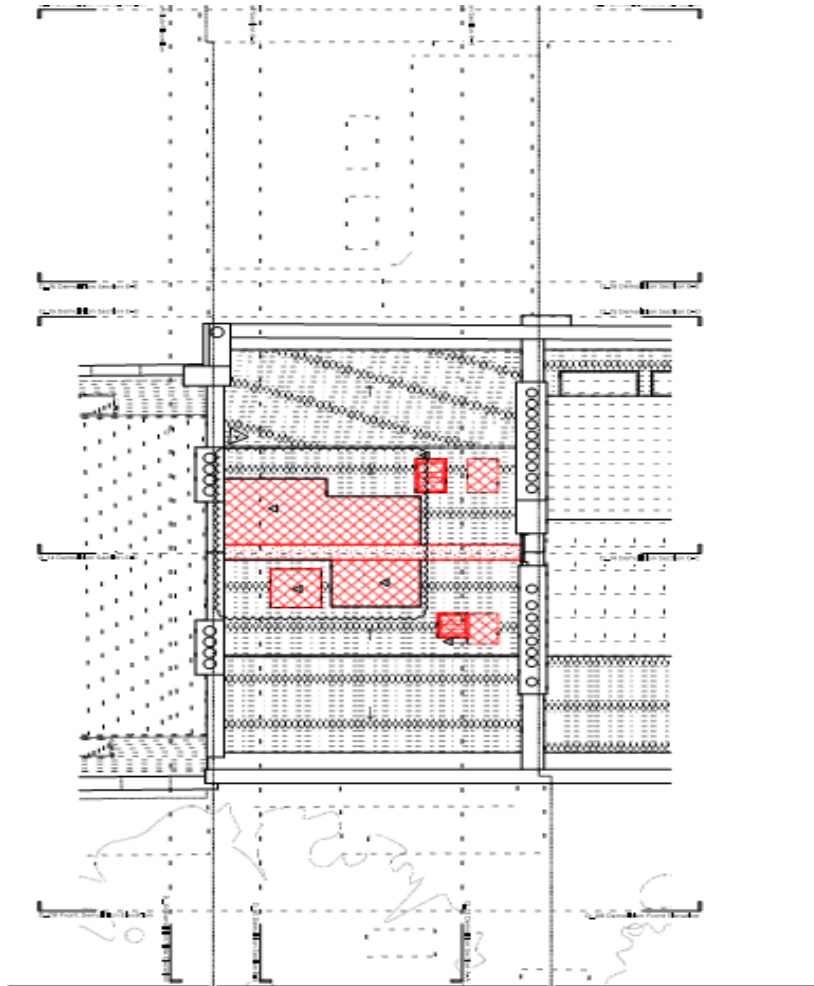
Proposed second floor plan



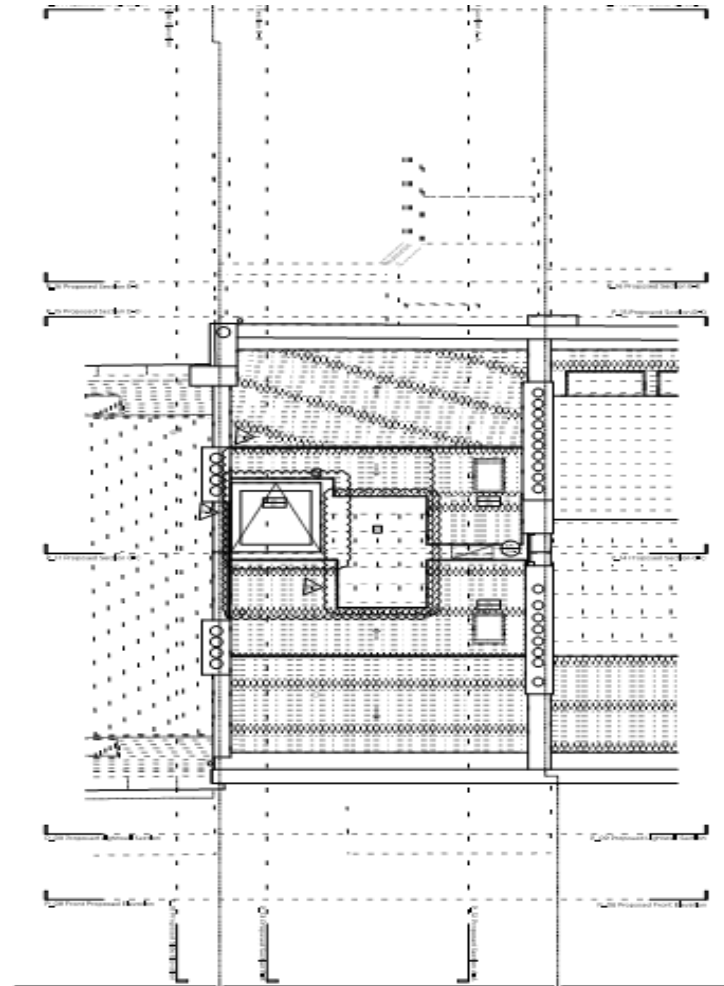
Existing third floor plan



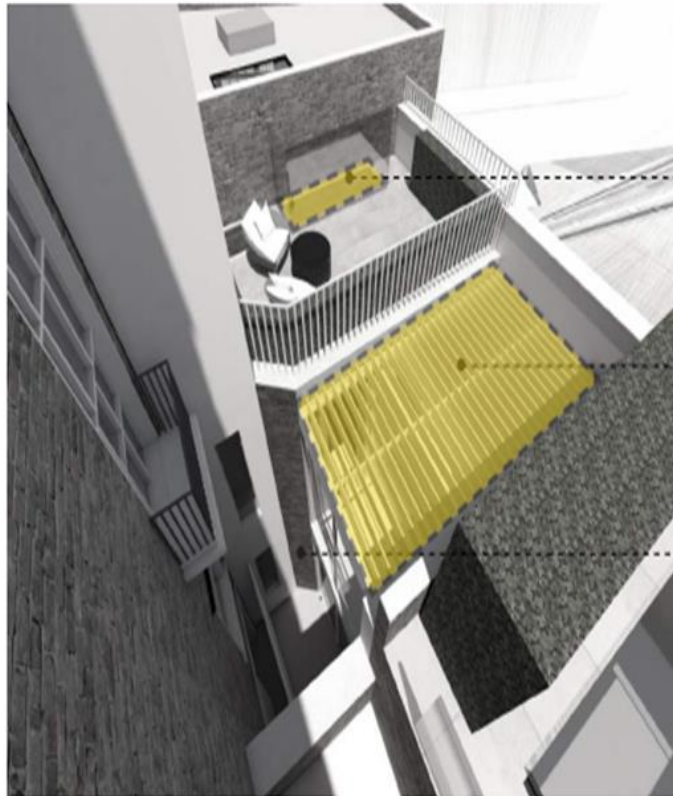
Proposed third floor plan



Existing roof plan



Proposed roof plan



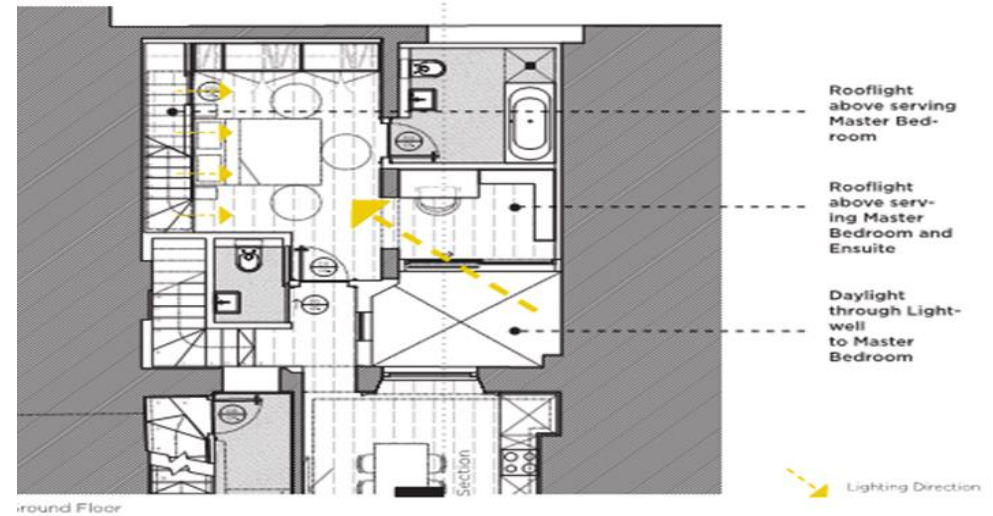
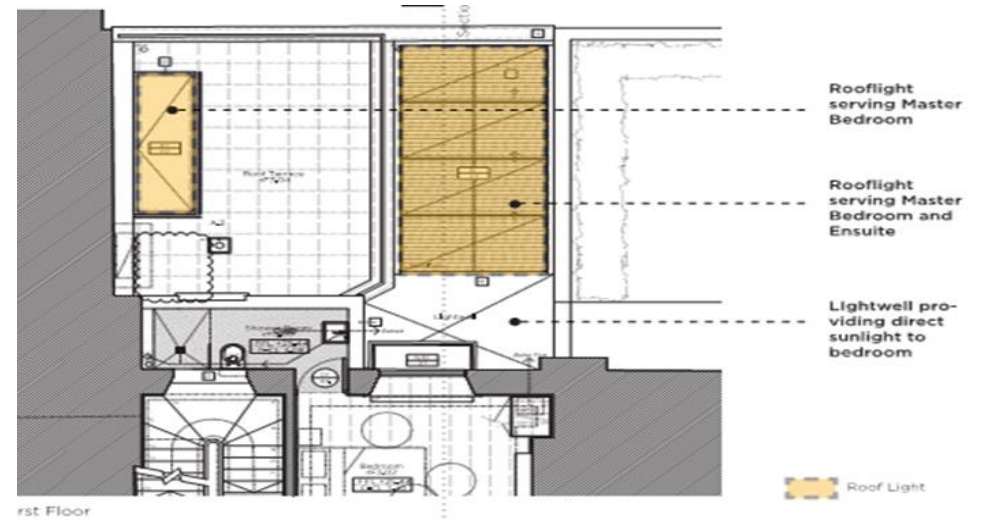
Rooflight serving Master Bedroom

Rooflight serving Master Bedroom and Ensuite

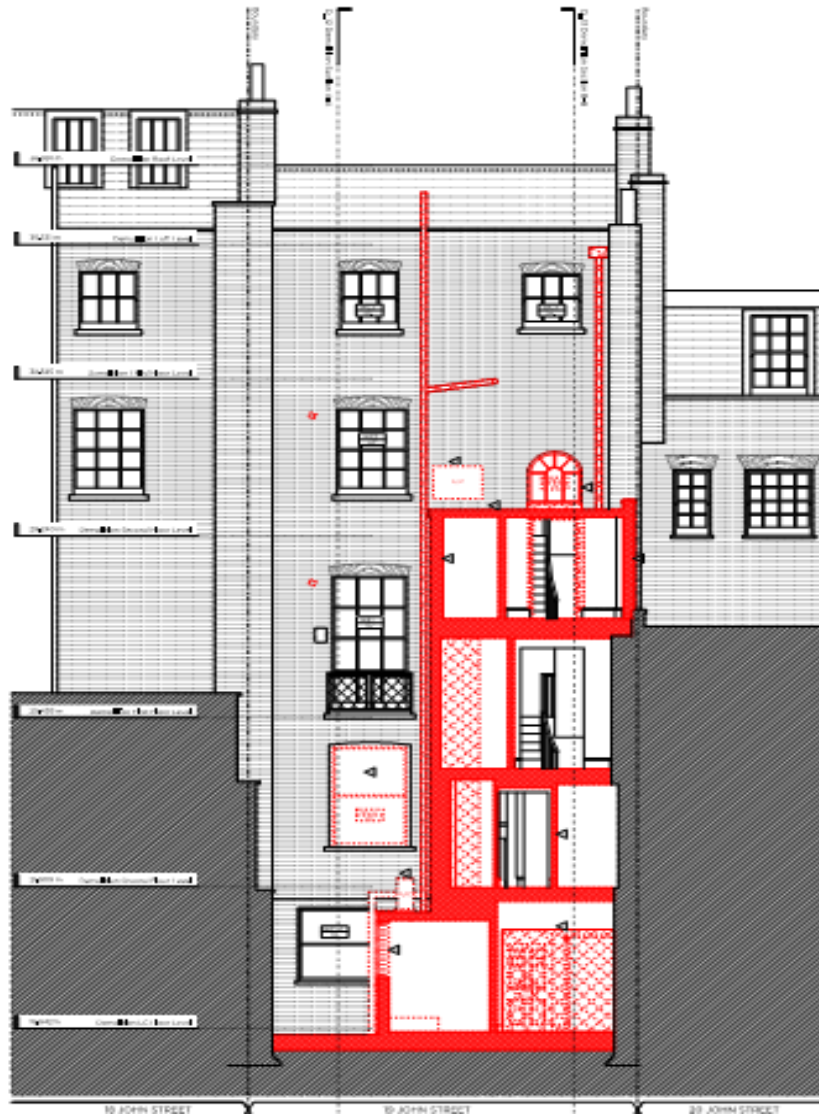
Lightwell

Roof Light

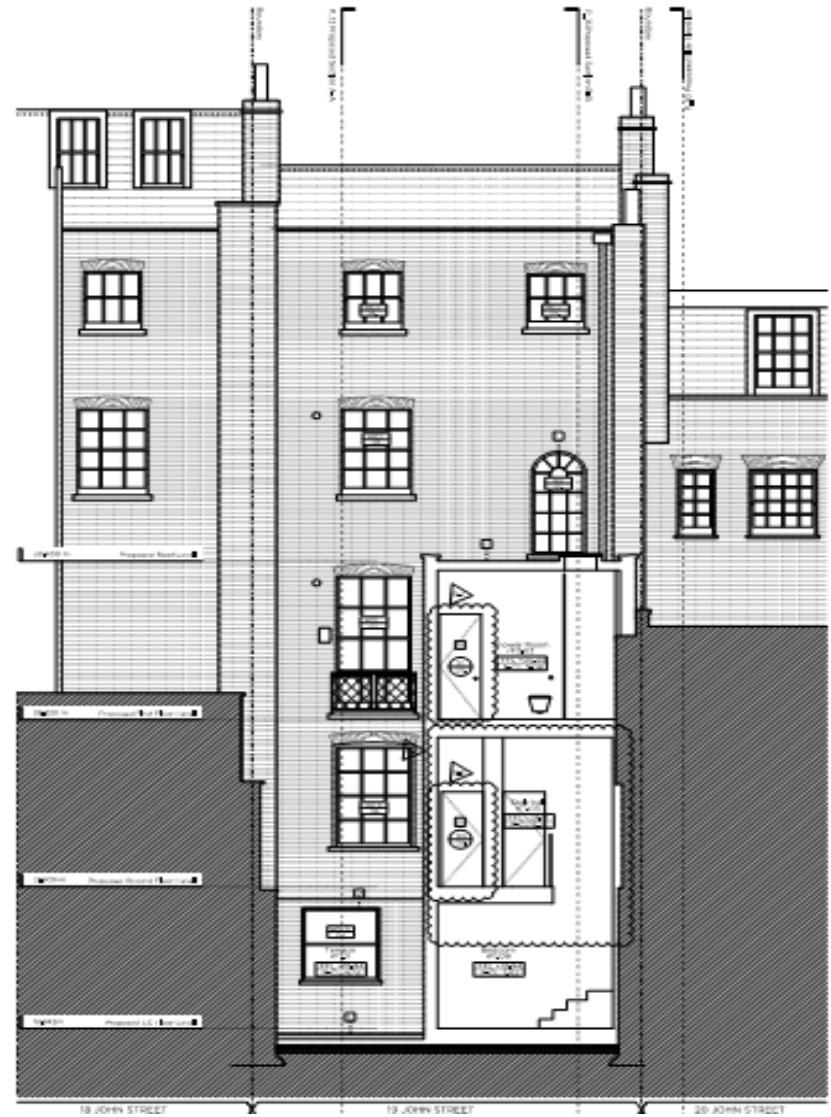
Proposed roof section



Proposed first floor



Existing section DD



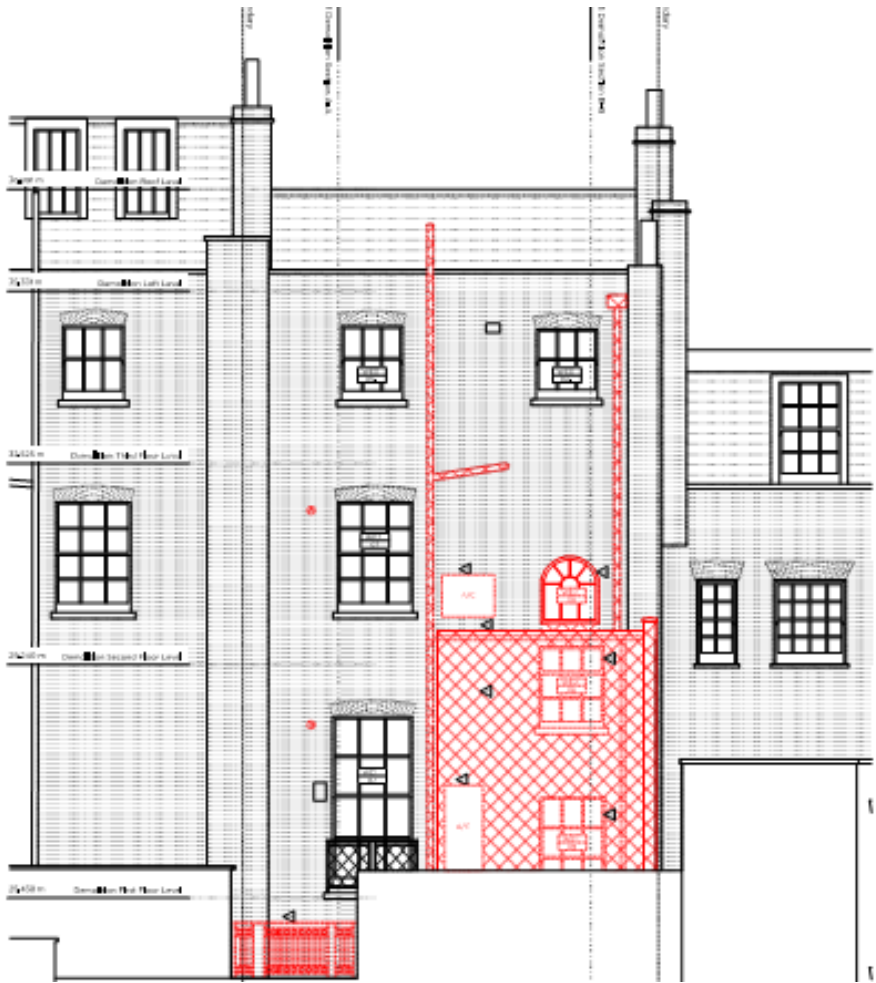
Proposed Section DD



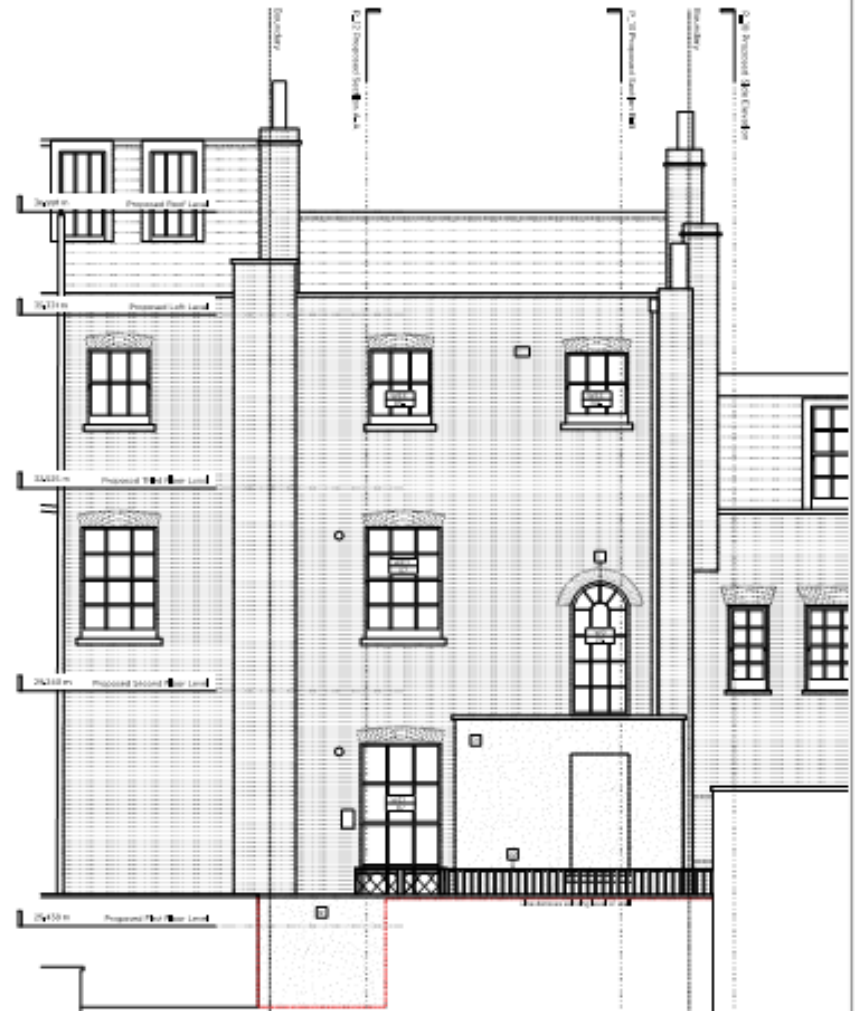
Existing front Elevation



Proposed front elevation



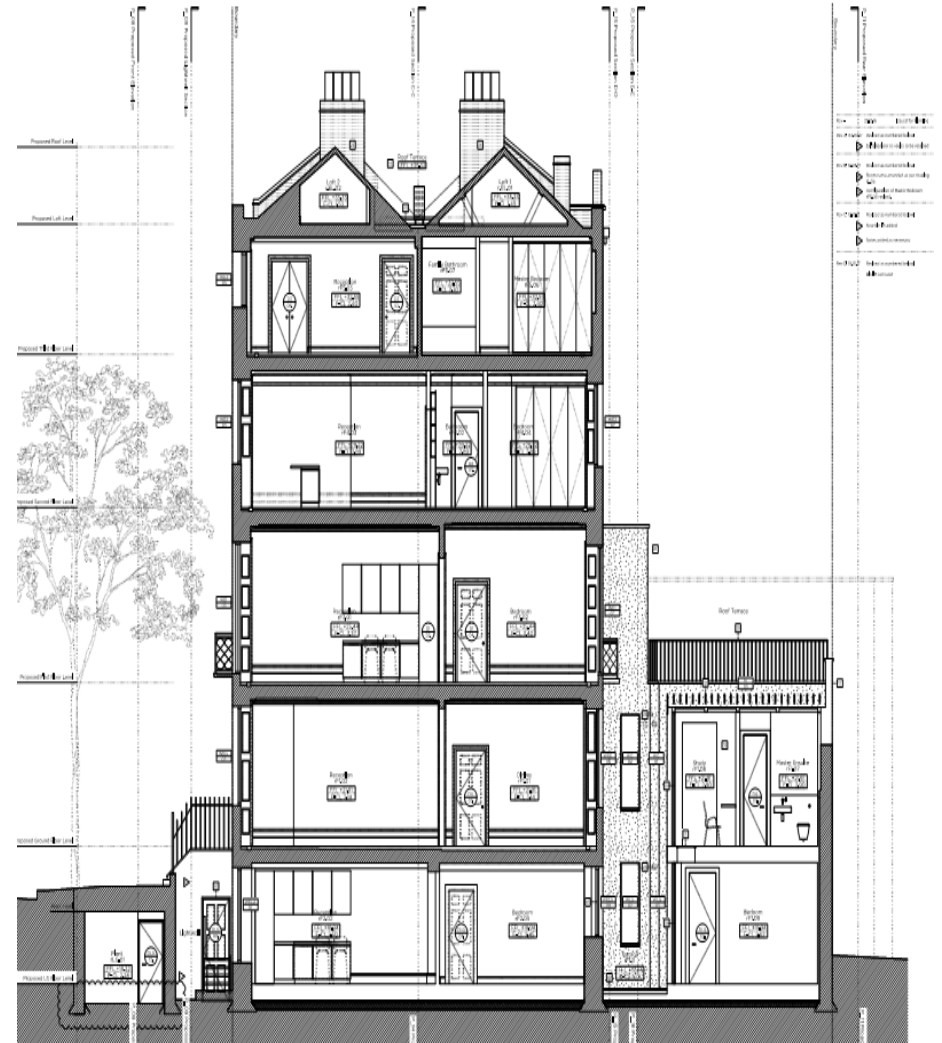
Existing rear elevation



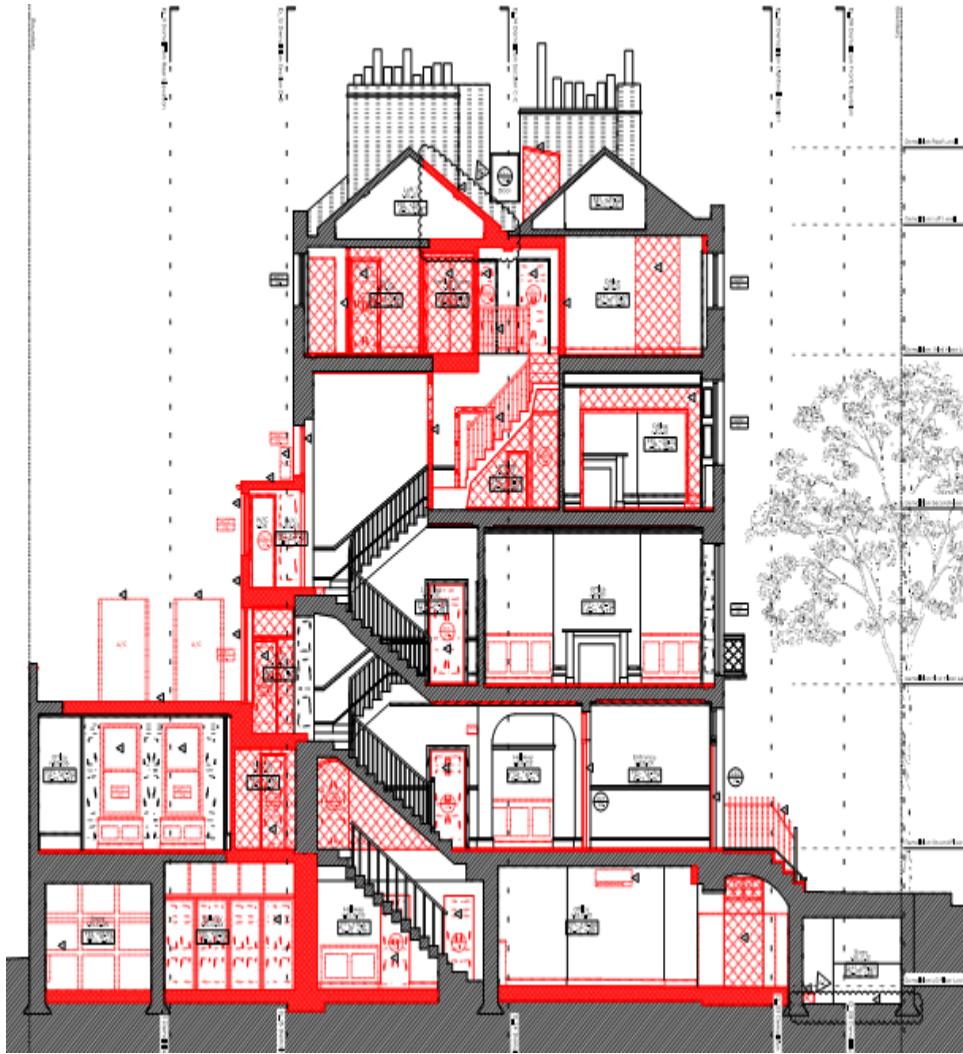
Proposed rear elevation



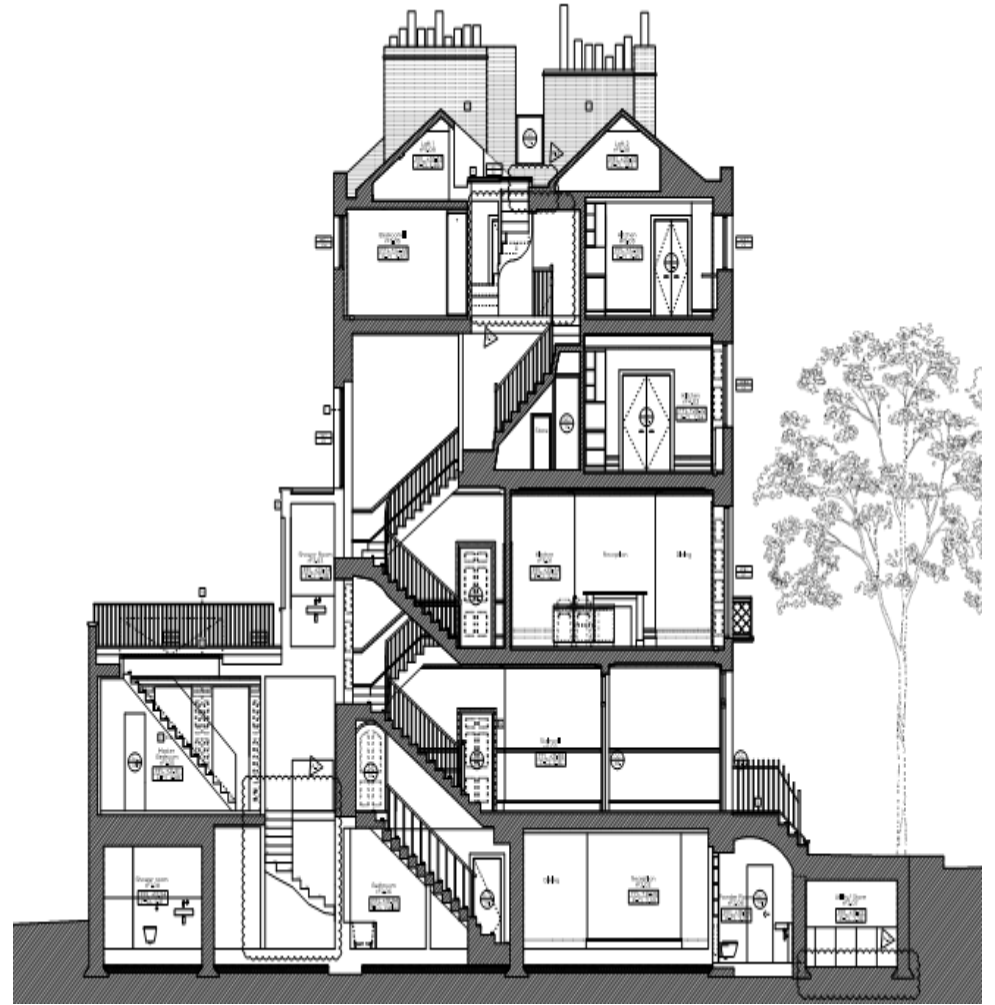
Existing section AA



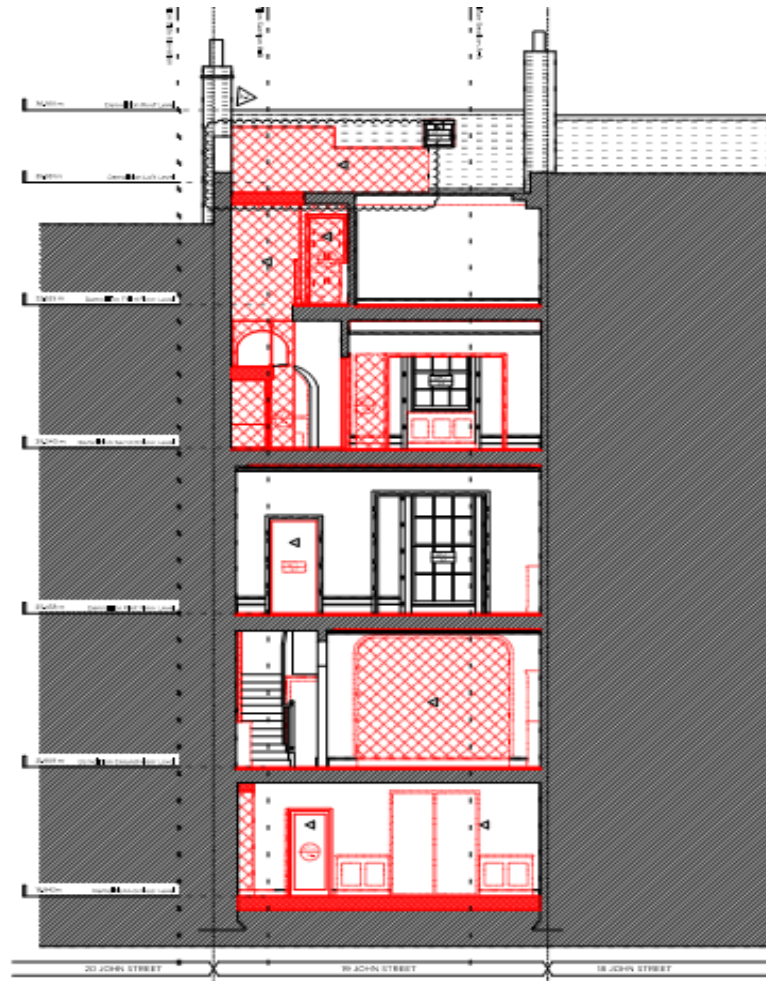
Proposed section AA



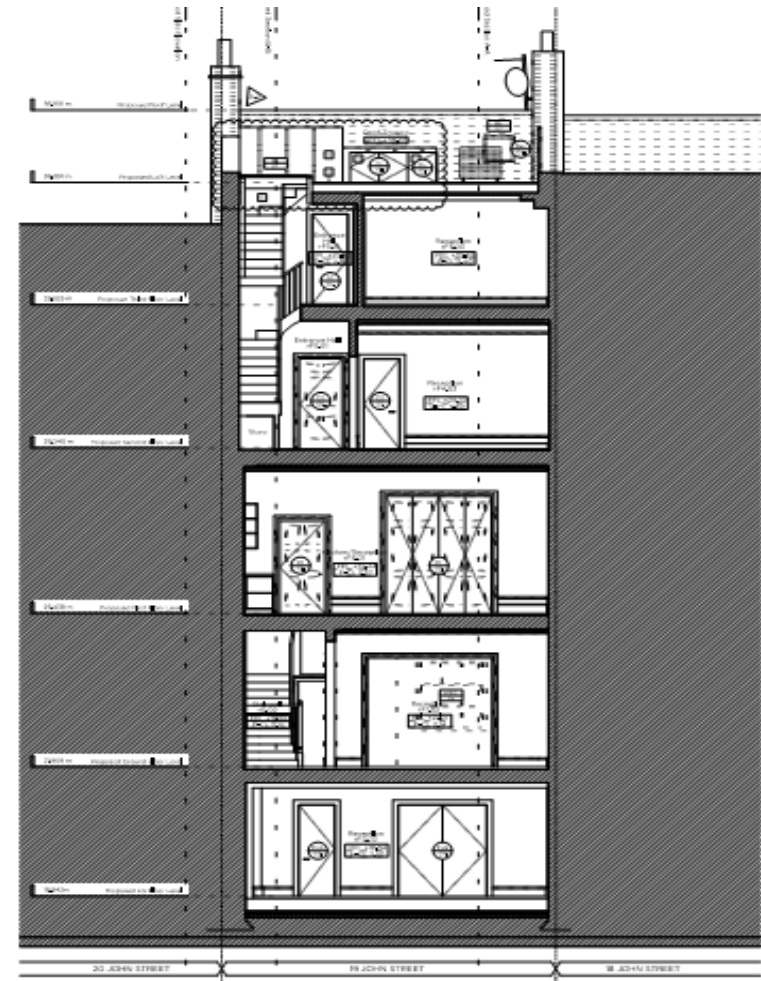
Existing Section BB



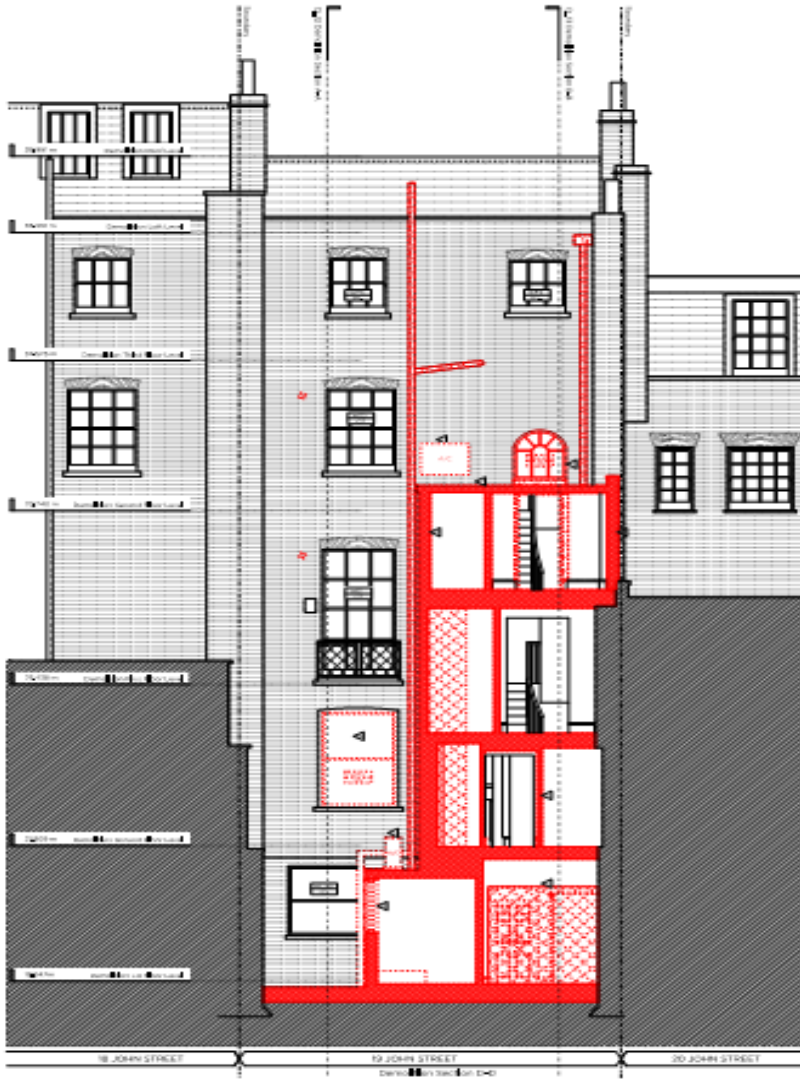
Proposed Section BB



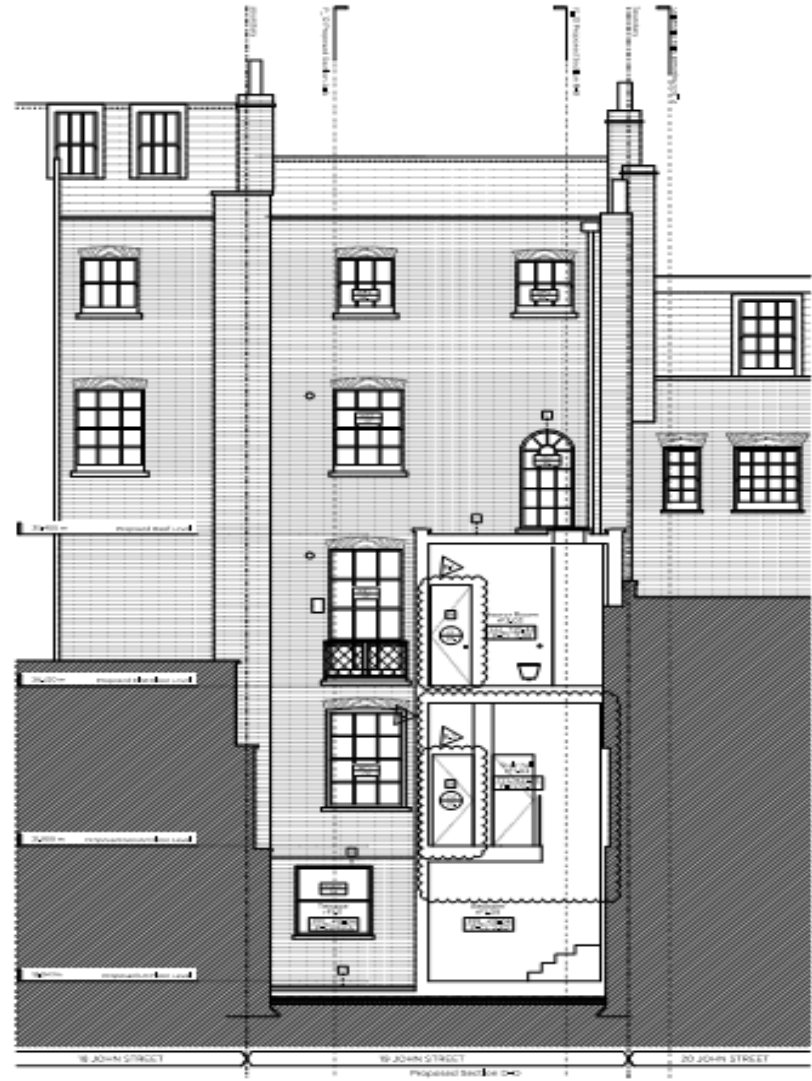
Existing Section CC



Proposed Section CC



Existing Section DD



Proposed Section DD



Existing Rear Isometric View



Proposed Rear Isometric View lightwell