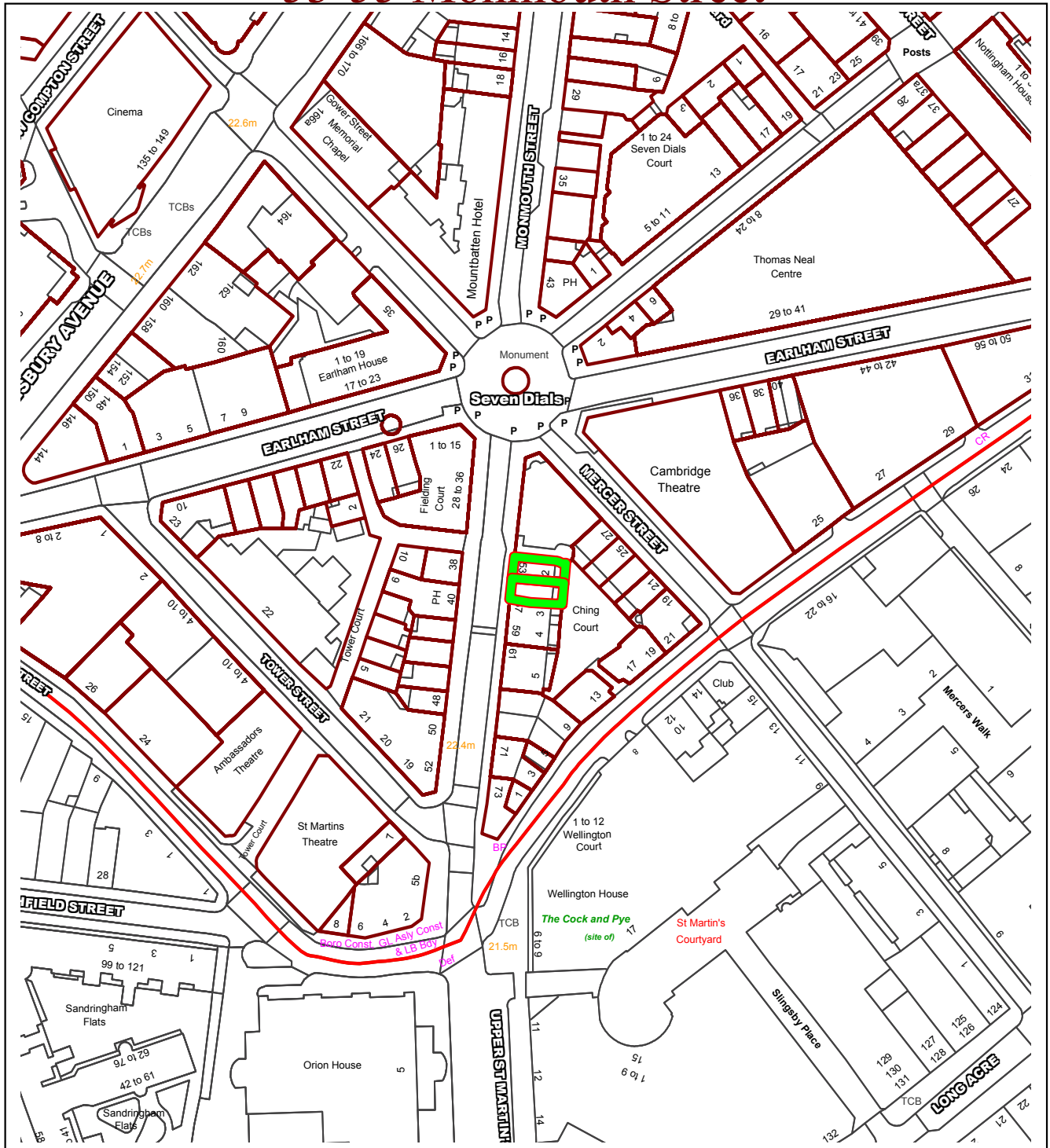


2019/1646/P & 2019/1710/L

53-55 Monmouth Street



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1. Front Elevation of Nos. 53-55 Monmouth Street



2. Internals of Nos. 53-55 Monmouth Street



**3. View of rear of Nos. 53-55 Monmouth Street from No. 27 Mercer Street
(across Ching Court)**



4. Courtyard Entrance (Ching Court) from Monmouth Street



5. Courtyard Entrance (Ching Court) from Shelton Street. It should be noted the current appearance is a temporary measure and planning permission (2018/0371/P) and listed building consent (2018/0411/L) has been recently granted to relocate the existing metal gates (behind the doors) so it is flush with the elevation to detract anti-social/criminal behaviour.

Delegated Report		Analysis sheet		Expiry Date:	21/05/2019
		N/A		Consultation Expiry Date:	28/04/2019
Officer			Application Numbers		
Samir Benmbarek			i) 2019/1646/P ii) 2019/1710/L		
Application Address			Drawing Numbers		
53-55 Monmouth Street London WC2H 9DG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Full Planning Permission: Change of use of first, second and third floors from office (use B1a) to residential to provide 2x 2 bedroom maisonettes (in association with planning application ref: 2019/1294/P); (ii) Listed Building Consent: Internal alterations to first, second and third floor level of building.					
Recommendation:		i) Grant Conditional Permission subject to S106 Agreement ii) Grant Listed Building Consent			
Application Type:		i) Full Planning Permission ii) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	28
Summary of consultation responses:	<p>A site notice was displayed on 03/04/2019 (expiring on 27/04/2019). A press notice was also published on 04/04/2019 (expiring on 28/04/2019). This is in regards to the full planning permission only; as the listed building consent involves only interior alterations, no consultation is required.</p> <p>To date, 28x responses have been received from the following addresses:</p> <ul style="list-style-type: none"> • 21 Mercer Street • 23 Mercer Street • 25 Mercer Street • 27 Mercer Street • 13 Shelton Street • Flat 3, 13 Shelton Street • Flat 1, 15-17 Shelton Street • Flat 5, 17 Shelton Street • Flat 2, 19 Shelton Street • Flat 3, 19 Shelton Street • Flat 4, 19 Mercer Street • Flat 3, Ching Court • Flat Z, 12- 18 Bloomsbury Street • 7 Hatton Street • 9 Bridge Road, St. Margaret's, Twickenham <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> 1. Concerns of overlooking from the proposed residential units due to the short existing separation distances; 2. Eroding of current mix of office and residential which contributes to the privacy of Ching Court; 3. Reduce security and increase of anti-social behaviour and drug activity of Ching Court due to surveillance and use of gates by existing office workers; 4. Proposed residential would not offer genuine residential accommodation for the local (or borough) population; 5. Internal alterations to the listed building would disrupt and harm the historic fabric of the building; 6. Objection to the lateral conversion of the listed building; 7. Concerns of noise due to disruption from rear windows which would echo within the courtyard as well as the entering and exiting of occupiers; 8. Impact on wellbeing; 9. Reduce value of the neighbouring properties. <p><i>Officer's Comments</i></p>					

1. *Please refer to paragraphs 7.3- 7.7 of this report;*
2. *Please refer to paragraph 3.7 of this report;*
3. *Please refer to paragraph 7.9 of this report;*
4. *Please refer to section 4.0 of this report;*
5. *Please refer to paragraph 6.4 to 6.8 of this report;*
6. *This is no longer part of the development following revisions to the scheme. Please refer to paragraphs 1.4 and 6.4 to 6.8 of this report;*
7. *Please refer to paragraph 7.8 of this report;*
8. *Please refer to section 7.0 of this report;*
9. *Market values on neighbouring properties as a result of development is not a material planning consideration.*

Following revisions to the scheme (change from the proposed 3x1 bedroom flats to 2x 2bedroom maisonettes), 3x additional objections were received from the following addresses:

- Flat 3, 19 Mercer Street
- Flat 4, 19 Mercer Street
- Objection from an address not stated

Their comments are as summarised below:

1. Still have concerns on the alteration to the mixed-use character of Ching Court;
2. Proposed units would be used as short term lets or sold on and not used for long-term rental market or cater to the local population;
3. Continued concerns of overlooking;
4. Continued concerns of noise and disturbance;
5. Previous resistance by Camden Council in regards to double glazed windows at the site is in contradiction to the proposed alterations at the application site.

Officer's Comments

1. *Please refer to paragraph 3.7 of this report;*
2. *Please refer to section 4.0 of this report;*
3. *Please refer to paragraph 7.4 to 7.7 of this report;*
4. *Please refer to paragraph 7.8 of this report;*
5. *Each application is determined on its own merits in accordance with relevant policies, supplementary planning guidance and legislation.*

**CAAC/ National Amenity
Society comments:**

Seven Dials Conservation Area Advisory Committee

The Seven Dials (Covent Garden) CAAC were formally consulted. They have responded objecting to the proposal. Their comments are as summarised below:

1. Losing offices to residential would disrupt the concept for the offices over retail, using the courtyard entrances;
2. Damage the mixed use vision and concept;
3. Both properties are individual buildings with separate staircases and No. 55 contains intact room interiors which would be compromised by the internal alterations;
4. Overall, the works would neither preserve nor enhance the building or wider conservation area.

Officer's Comments

1. *Please refer to paragraph 3.7 of this report;*
2. *Please refer to paragraph 3.7 of this report;*
3. *Please refer to paragraph 1.4 and 6.3 to 6.7 of this report;*
4. *Please refer to paragraph 6.5 of this report.*

Covent Garden Community Association

The Covent Garden Community Association (CGCA) were formally consulted. They have responded objecting to the proposal. Their comments are as summarised below:

1. Damage to the fabric and character of two listed building with parts dating from the Stuart period;
2. Damage to the character of Ching Court, and award-winning development made up of 18 listed building (including the application buildings)
3. Loss of residential amenity in relation to overlooking and disturbance;
4. Loss of residential, commercial and public amenity in relation to security;
5. Loss of interesting and affordable offices for small businesses in the West End of London.

Officer's Comments

1. *Please refer to paragraph 1.4 and paragraphs 6.3 to 6.7 of this report;*
2. *Please refer to paragraph 3.7 and section 6.0 of this report;*
3. *Please refer to section 7.0 of this report;*
4. *Please refer to paragraph 7.9 of this report;*
5. *Please refer to section 3.0 of this report.*

Following a revision to the proposal, a further objection was received from the CGCA. Their comments are as summarised below:

1. Loss of residential amenity in relation to overlooking and disturbance;
2. Loss of residential, commercial and public amenity in relation to security;
3. Loss of interesting and affordable offices for small businesses in the West End of London

4. Damage to the character of Ching Court.

Officer's Comments

1. *Please refer to section 7.0 of this report;*
2. *Please refer to paragraph 7.9 of this report;*
3. *Please refer to section 3.0 of this report;*
4. *Please refer to section 6.0 of this report.*

Ching Court Residents Association

The Ching Court Residents Association responded objecting to the proposal. Their comments are as summarised below:

1. Objection to the potential trend of the Comyn Ching Triangle being entirely residential;
2. Objection to the conversion of any building at Nos. 53-63 Monmouth Street being converted to residential as this would alter the very nature of Ching Court;
3. Concerns of security and noise nuisance when these buildings are accessed outside office hours;
4. Compromise security during the day as less natural surveillance from decreased office use on the upper floors;
5. Concerns of unacceptable overlooking onto habitable rooms outside of working hours;
6. Concerns of additional noise nuisance from proposed residential use.

Officer's Comments

1. Although each planning application is determined on its own merits, please refer to paragraph 3.7 of this report for the Council's approach in terms of land use;
2. Please refer to paragraph 3.7 of this report;
3. Please refer to paragraph 7.9 of this report;
4. Please refer to paragraph 7.9 of this report;
5. Please refer to paragraph 7.4 to 7.7 of this report.

Site Description

The application relates to a pair of two adjoining buildings located on the eastern side of Monmouth Street. The buildings are located within the Seven Dials (Covent Garden) Conservation Area and the buildings are part of a terrace 53-59 Monmouth Street which is grade II listed. The buildings along with the rest on the eastern side of Monmouth Street, northern side of Shelton Street and western side of Mercer Street form a triangular block that surrounds a central triangular courtyard. The triangular development is known as Ching Court.

During the 1980s, the application buildings (as part of Ching Court) were restored and remodelled by the Terry Farrell Partnership. These alterations are now within the building's listing. Part of the listing description is reproduced below:

"53-55 MONMOUTH STREET: A pair of C18 houses, refronted in the C19, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.

PLAN: a pair of houses with the entrances to the right (No 53) and left (No 55), and consequently the ground floor is fitted out with individual shops. The upper floors of No 53 are served by rear entrance No 2, where the original but restored C18 stair survives in situ. The upper floors of No 55 are reached by the conventional Monmouth Street entrance and hallway.

INTERIOR: the stair to No 53 rises the full height of the house at the rear and is the only retained C18 stair in the scheme, albeit restored with some fabric renewed (AJ, 6 March 1985, 53). It has a moulded closed string, square section moulded rail, square section newels with moulded caps, and turned balusters. The stairwell has a panelled dado, of incised mouldings which successfully echo the original scheme (AJ ibid). In the stairwell, renewed panelling and doorcases, with torus mouldings, have robust flying cornices, in a Mannerist, postmodern interpretation of an C18 decorative scheme.

The upper floors of No 55 are reached from Monmouth Street. The hall has full-height plain panelling with moulded cornices, and a moulded arch; the stairwell has a plain panelled dado, and is lined in vertical boards on the upper floor. It has a robust C18 stair, along with panelling salvaged from No 49 Monmouth Street (AJ ibid); it has a closed string, square newels, a moulded rail and vase balusters. The stairwell and principal rooms have full-height plain panelling, the first floor rooms with box cornices, the upper floor with cavetto cornices. There is a six-panel door on the first floor, elsewhere doors and cupboards match the panelling".

The reasons for the listing of the terrace '53-59 Monmouth Street' are provided below:

53-59 Monmouth Street, a terrace of C18 houses and C19 houses, restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle, are listed at Grade II for the following principal reasons:

- * Architect: a significant, formative scheme by a leading British architect and exponent of postmodernism;
- * Architectural interest: C18 and C19 houses retained as part of a spatially powerful, mixed-use regenerative scheme, marked by bold form and detail, notable in Farrell's new rear entrances, based on an intellectual understanding of historic precedent, interpreted in a witty postmodern idiom;
- * Contextual placemaking: a masterly exercise in placemaking, eliding the old and new, that recognised the scale and patina of the original buildings and spaces in the creation of Ching Court;
- * Degree of survival: very little altered, retaining Farrell's restored facades and interiors, their detail, fixtures and fittings;
- * Historic interest: an early and exemplary project in urban contextualism, reflecting the emerging philosophy of conservation and regeneration.

Currently at ground floor level are 2x retail units (Class A1) while on first, second and third floor levels there is office use (Class B1a). The existing office floorspace is measured at 177sqm. The overall character of the vicinity (Seven Dials) is of a mixed Central London location with a range of uses including retail (Class A1), office (Class B1a), restaurants (Class A3), bars and pubs (Class A4) and residential (Class C3).

Relevant History

Recent applications

2018/0371/P & 2018/0411/L- Relocation, installation and adaptation of existing metal gates to building entrance; installation of new timber panel doors alongside main building entrance; installation of 5x lantern lighting and LED strip; installation of internal partitions to create 2x separate entrances for upper floor residential units and installation of new intercom unit to entrance of residential building.
Granted 09/03/2018.

Applications relating to the Terry Farrell Partnership works

22539- Submitted by Farrell Grimshaw Partnership on behalf of Comyn Ching for the demolition and redevelopment of Nos. 49-51 Monmouth Street and 29 & 31 Mercer Street to provide a basement, ground and five storey building for predominantly office use; and Nos. 21 Shelton Street and 19 Mercer Street to provide a basement, ground and five storey building for storage, goods handling, packaging and administration space for Comym Ching.
Granted 04/11/1976.

P14/58/A/2564- The restoration of buildings contained within the site bounded by Monmouth Street, Mercer Street and Shelton Street (excluding those buildings 35-47 Monmouth Street and 29&31 Mercer Street which will be demolished pursuant to the Listed Building Consent granted on 10th June 1977 - Reg. No. HB 1406(R)).
Granted 04/11/1981.

P14/58/A/HB2113- Restoration of the listed buildings contained in the above site.
Granted 20/03/1980.

P14/58/A/HB2320- Restoration of the Listed Buildings contained within the site bounded by Monmouth Street, Mercer Street and Shelton Street.
Granted 30/07/1980.

P14/58/A/HB3258- Restoration of buildings contained within the site bounded by Monmouth Street, Mercer Street and Shelton Street (excluding those buildings 45-47, Monmouth Street and 29 and 31 Mercer Street which will be demolished).
Granted 20/11/1984.

Relevant policies

National Planning Policy Framework, 2019
The London Plan 2016

Camden Local Plan 2017

G1 (Delivery and location of growth)
H1 (Maximising housing supply)
H4 (Maximising the supply of affordable housing)
H7 (Large and small homes)
C5 (Safety and security)
C6 (Access for all)
A1 (Managing the impact of development)
D1 (Design)
D2 (Heritage)
CC3 (Water and flooding)

CC5 (Waste)
T1 (Prioritising walking, cycling and public transport)
T2 (Parking and car-free development)
DM1 (Delivery and monitoring)

Camden Supplementary Planning Guidance

CGP Design (March 2019)
CPG Housing (March 2019)
CPG Transport (March 2019)
CPG Water and flooding (March 2019)

Seven Dials (Covent Garden) Conservation Area Statement

Assessment

1. Proposal

- 1.1 Planning permission is sought for the change of use of the first, second and third floors of Nos. 53-55 Monmouth Street from office (use B1a) to residential (use C3). This would result in 2x 2 bedroom maisonettes; 1x at No. 53 and 1x at No. 55 Monmouth Street.
- 1.2 This application is in conjunction with the application ref: 2019/1294/P at No. 20 Short's Gardens for the "*Change of use of third floor from residential (use C3) (1x 2bedroom unit) to office (Class B1a)*". These applications are being considered simultaneously and both submissions would be the subject of a land swap agreement secured via a bilateral Section 106 legal agreement to ensure that there would not be the loss of a residential or office unit. It is noted that the proposed change of use at the application building would not be acceptable without the land use swap agreement.
- 1.3 Listed building consent is sought for the internal alterations to the buildings to accommodate the proposed residential dwellings. These are namely alterations and removal of some partitions walls and recent partitioning from its existing office use (W.Cs, office kitchens, etc.).

Revisions

- 1.4 Revisions were received during the course of the application. This were namely revisions to the internal alterations to the buildings which omitted the proposed lateral conversion at the front half of the buildings. As a result of this, the proposed dwelling mix was changed from 3x 1bedroom flats to 2x 2 bedroom maisonettes. Each maisonettes corresponds to the upper floors of each property.

2. Assessment

- 2.1 The main issues for consideration are:

- Land Use;
- Standard of the proposed living accommodation;
- Affordable Housing
- Design, Conservation and Heritage

- Neighbour Amenity
- Transport impact

- 2.2 As the application site is located within the Seven Dials Conservation Area and the building is Grade II listed, the statutory provisions relevant to the determination of the applications are section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.3 Section 16 requires that in considering whether to grant listed building consent for development that affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historical interest.
- 2.4 Section 66 of the Act requires that in considering whether to grant planning permission for development that affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.
- 2.5 Section 72 of the Act requires that in considering whether to grant planning permission for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.
- 2.6 The NPPF terms listed buildings as designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that “less-than-substantial harm” to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

3. Land Use

- 3.1 Policy E2 of the Local Plan states that the Council will resist the loss of a business / employment use unless it can be demonstrated that a building is no longer suitable for the existing business use and evidence can be provided that retaining, reusing or redeveloping the site has been fully explored.
- 3.2 The first, second and third floors of Nos. 53 and 55 Monmouth Street is currently leased to a commercial occupier and is fully occupied in office (Class B1a) use. It is therefore clear that there is a demand for office use in the local area, and no marketing evidence had been submitted to justify the loss of office floorspace proposed. As the retention of employment space within the borough is a strategic aim of the Local Plan and no marketing evidence has been submitted; the proposed change of use at first, second and third floors of the property would not be supported and refused on principle.
- 3.3 In this instance, the applicant has justified the conversion of the office space at No. 53-55 Monmouth Street via the replacement of that land use elsewhere in the local area. The application has been submitted in conjunction with another application (2019/1294/P) at No. 20 Short’s Gardens that seeks to convert existing residential floorspace into office. The applicant is seeking a land use swap between these two properties that would be secured via a bilateral Section 106 legal agreement.
- 3.4 The difference in GIA between the first, second and third floors of No. 53-55 Monmouth Street

and No. 20 Short's Gardens is 34sqm. That is to say, 34sqm of office floorspace would be lost and 34sqm of residential floorspace would be gained as part of the land swap. The loss of office floorspace is considered minor; and the proposed relocation of employment floorspace to No. 20 Short's Gardens is considered more appropriate as it would operate well with the existing uses of the building which is also office (Class B1a) at first and second floors and retail (Class A1) at ground floor.

- 3.5 Both of the sites are within the same ward (Holborn and Covent Garden) and are located approximately 150m apart. They thus serve the same local area and future employees based at either property would likely use/support the same local services. Both Short's Gardens and Monmouth Street feature the same mixture of uses (as mentioned within the 'Site Description' section of this report) and the proposed residential use would be compatible with the established character of uses within the area. Similarly, the proposed relocated office use would also be considered compatible at No. 20 Short's Gardens.
- 3.6 Within the objections, concerns were raised about the mixed use nature of the Comyn Ching Triange being diminished as a result of the proposal. It is stressed that each application is determined on its own merit, and as explained previously, this proposal is acceptable due to the bilateral S106 legal agreement for a land swap with another site in the locality; determined by itself the principle of the loss of office floorspace would have been resisted. It is acknowledged that the works done during the 1980s by the Terry Farrell Partnership resulted in the current use mix as well as contributing to the updated listing of the site. The listed description for the terrace (53-59 Monmouth Street) of which the site forms a part provides five reasons for listing. Under 'Architectural interest' the reason for designation states:
- "C18 and C19 houses retained as part of a spatially powerful, mixed-use regenerative scheme, marked by bold form and detail, notable in Farrell's new rear entrances, based on an intellectual understanding of historic precedent, interpreted in a witty postmodern idiom".
- 3.7 The mix of uses contributed to the development's designation, however there was no mention of the specific uses in this mix and this application will maintain a mix of uses albeit a different mix to that now on site (residential and retail rather than office and retail). The proposed change of use would therefore not harm the significance of 53-59 Monmouth Street.

4. Proposed Residential Dwellings

- 4.1 Policy H7 of the Camden Local Plan states that the Council will aim to secure a range of homes of different sizes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Sizes Priority Table. The Priority Table indicates that market housing with 2 or 3 bedrooms are a high priority and the most sought after unit size.
- 4.2 The proposed development comprises of 2x 2 bedroom maisonettes which would result in 100% high priority dwellings in the development. The new units are considered to provide a good standard of residential accommodation in terms of layout, amenity space, room sizes, sunlight, daylight, outlook and ventilation. All units are dual aspect.
- 4.3 The proposal as a result of the conversion of the existing office floorspace at first, second and third floor level would provide 195sqm of residential floorspace. Flat 1 (No. 53) would have a GIA of 107.5sqm while Flat 2 (No. 55) would have a GIA of 87.5sqm. The proposed GIA of both maisonettes would comply with the London Plan space standards for a 2 bedroom dwelling across two or more storeys.
- 4.4 The existing building does not have step-free access to the flats within and therefore the proposed residential flats would not be able to meet all the requirements of Part M4(2) of

Building Regulations. However, it is considered acceptable in this context, as the access arrangements are not being altered as part of the development and the building is grade II listed.

5. Affordable Housing

- 5.1 Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm or more. This is based on the assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu (PIL).
- 5.2 As the change of use through the land swap results in one additional home being provided and a 34sqm increase in residential floorspace; an affordable housing contribution is not required in this instance.

6. Design

External Design and Conservation Area

- 6.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations are contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, it is considered development should reinforce those elements which contribute to and create the character, in line with policy D2. Furthermore, in line with policy D2, proposals should not harm the setting of listed buildings.
- 6.2 There are no external alterations proposed to the building as a result of the work and therefore it is considered that the proposed would not harm the external character and appearance of the application buildings or the wider Seven Dials conservation area.
- 6.3 It can be argued that the existing office use does make some contribution to the character and appearance of the Seven Dials Conservation Area. This is as its office use contributes to the mixed-use nature of the area that features both commercial and residential uses. However, it is considered that the loss of the office would not harm the character and appearance of the conservation area as this is being replaced in very close proximity as part of the land swap agreement and as thus the mixed use character of the Seven Dials Conservation Area would be maintained.

Internal Listed Building Alterations

- 6.4 The Council's design guidance states that when assessing proposals involving listed buildings, the Council will consider the impact of the proposals on the historic significance of the buildings, including its features such as original and historic materials and architectural features, original layout of rooms, structural integrity and its character and appearance.
- 6.5 The Council's design guidance states that the Council will expect original or historic features to be retained and repairs to be in matching materials; and that proposal should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change it.
- 6.6 Internal alterations to the grade II listed building (at first, second and third floor) involve the removal of some recent partition walls (the existing office WCs), the removal of some of the doors and the creation of openings within the walls. Other proposed internal alterations to the

listed building include new partition structures that would match the existing walls of the building.

- 6.7 The alterations would retain the historic plan form of the upper floors of the building and it is evident in the submitted plans that the works would serve to preserve the significance of the listed buildings and the character and appearance of the wider area in compliance with policies D1 and D2 of the Local Plan.
- 6.8 Overall, it is considered that the internal alterations to the buildings would form a benefit by removing recent additions and reinstating a more traditional plan form in accordance with the NPPF as well as local policies.

7. Neighbour Amenity

- 7.1 Within the Camden Local Plan policies, policy A1 ensures that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour. Furthermore, A4 seeks to protect development from noise sensitivity or neighbouring occupiers from potential noise generation from development.
- 7.2 The site is neighboured by a number of buildings with residential uses (mainly on the upper floors) which need to be taken into regard when assessing impacts of amenity. In particular the neighbouring occupiers of concern are the residential units to the first floor and above surrounding Ching Court which front onto Monmouth Street, Mercer Street and Shelton Street.

Daylight/Sunlight

- 7.3 It is considered that due to the internal works, the proposal would not harm or impact upon the existing levels of daylight and sunlight as experienced by adjoining neighbouring occupiers.

Privacy and Overlooking

- 7.4 Due to the proposal works being internal it is considered that the proposal would not adversely harm the amenity of adjoining occupiers in regards to overlooking and privacy.
- 7.5 Some of the objections received contains concerns in regards to overlooking. Concerns raised that due to the small distance and angles within Ching Court between the proposed dwellings and the existing neighbouring dwellings, there would be increased levels of overlooking due to the proposed residential use being more intensely used in comparison to the existing office use; particularly during the evening hours.
- 7.6 The concerns have been assessed and it is considered that there would be not be increased or adverse levels of overlooking as a result of the change of use. The new residential units would be using the same windows as the existing office and no new opportunities for overlooking (or general outlook) are being created as a result of the proposal.
- 7.7 A site visit was made to the residential unit opposite the application site (the other side of Ching Court) where it is observed that there is short separation distance between the units and established opportunities of overlooking between the units. However, the proposal would not worsen overlooking and privacy.

Noise, vibration and odour

- 7.8 Due to its proposed residential use, the development would not harm adjoining residential occupiers in regards to noise, vibration and odour. This is including the everyday use of future

occupiers using the courtyard entrance door to enter and leave the building.

Safety and Security

7.9 Concerns have been raised about the risk to security and surveillance in the central courtyard (Ching Court) as a result of the proposal. It is considered that the change of use in principle would not impact on current safety and security conditions. At present the occupiers of the existing offices use the rear door (Ching Court) to access the upper floors which provides some activity and surveillance to the courtyard. The proposed residential use can also be accessed in the same way as a result of the proposal. There would be a change in the timing of the activity and surveillance (office more likely during the day and residential more likely during the evening); however due to the scale of the converted floorspace proposed, the level of activity would be considered as minor in both the existing and proposed situation.

8. Transport Impact

- 8.1 The site's Public Transport Accessibility Level (PTAL) is 6B (best) and the site falls within the Holborn and Covent Garden Controlled Parking Zone.
- 8.2 As per the requirement of Policy T2 of the Camden Local Plan, should planning permission be granted, it would be subject to a car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits.
- 8.3 Four cycle parking spaces should be provided in accordance with the London Plan and CPG Transport. However, due to the constraints of the site, with limited space to develop and its upper floor location, in this instance it would be difficult to provide compliant cycle parking and this requirement is dropped. The possibility of introducing cycle parking spaces into the courtyard was explored but was not supported due to the steps into the courtyard and its impact upon the appearance of the courtyard.

9. Sustainability and Water Usage

- 9.1 All new build or converted dwellings are required to achieve 110L per person, per day (including 5L of water for external use). This would be secured by condition should planning permission be granted.

10. Community Infrastructure Levy (CIL)

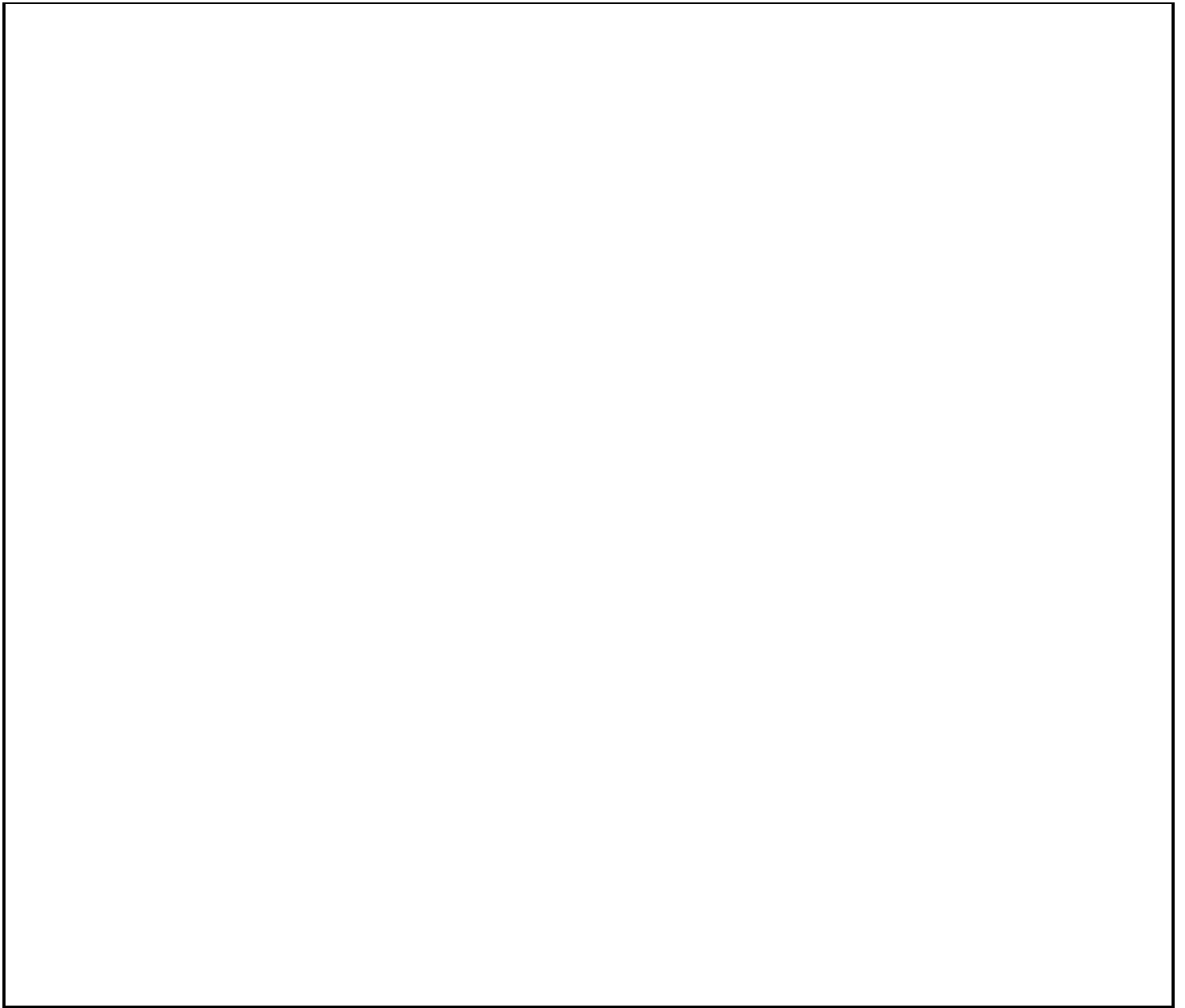
- 10.1 Should the application be granted planning permission, the scheme would be liable for both the Mayoral CIL and the Camden CIL.
- 10.2 Based on the information given on the submitted plans and CIL form, the charge is likely to be £9,750 (195sqm x £50) for the Mayor's CIL and £97,500 (195sqm x £500) for the Camden CIL. This is an estimate and the final amount would be subject to indexation and agreed final floorspaces.

11. Recommendation

- I. Grant Planning Permission subject to S106 Agreement.
- II. Grant listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd July 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2019/1646/P**

18 July 2019

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

53-55 Monmouth Street (2 Ching Court)
London
WC2H 9DG

Proposal:

Change of use of first, second and third floors from office (Class B1a) to residential to provide 2x 2bedroom maisonettes (in association with planning application ref: 2019/1294/P)

Drawing Nos: 24474: 00; 01E-RevB; 02E; 03E; 01P-RevC.

Cover Letter (including planning and heritage) by Rolfe Judd dated 21/03/2019.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 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:

24474: 00; 01E-RevB; 02E; 03E; 01P-RevC.

Cover Letter (including planning and heritage) by Rolfe Judd dated 21/03/2019.

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

- 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.

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 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.
- 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.

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.

Yours faithfully

Supporting Communities Directorate

DECISION

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2019/1710/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

17 July 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
53-55 Monmouth Street (2 Ching Court)
London
WC2H 9DG

DECISION

Proposal:
Internal alterations to first, second and third floor level of building.
Drawing Nos: 24474: 00; 01E-RevB; 02E; 03E; 01P-RevC.

Cover Letter (including planning and heritage) by Rolfe Judd dated 21/03/2019.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

24474: 00; 01E-RevB; 02E; 03E; 01P-RevC.

Cover Letter (including planning and heritage) by Rolfe Judd dated 21/03/2019.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Regeneration and Planning

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DECISION