

Application ref: 2018/6017/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 29 March 2019

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

24 Hanway Street
London
W1T 1UH

Proposal:

Single storey extension at roof level to allow creation of a 1-bed self-contained residential unit with roof terrace; alterations to the front and rear elevations, including replacement of all windows and new glazed privacy screens on second and third floor terraces

Drawing Nos: 1661-01 version 9; 1661-02 version 9; 1661-03 version 9; 1661-04 version 9; 1661-05 version 9; 1661-06 version 9; 1661-07 version 9; 1661-08 version 9; 1661-09 version 9; 1661-10 version 9; 1661-11b version 9; 1661-12a version 9; 1661-13a version 9; 1661-14a version 9; 1661-15a version 9; 1661-16a version 9; 1661-17 version 9; 1661-18a version 9; 1661-19 version 9; Design and Access Statement, dated November 2018

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1661-01 version 9; 1661-02 version 9; 1661-03 version 9; 1661-04 version 9; 1661-05 version 9; 1661-06 version 9; 1661-07 version 9; 1661-08 version 9; 1661-09 version 9; 1661-10 version 9; 1661-11b version 9; 1661-12a version 9; 1661-13a version 9; 1661-14a version 9; 1661-15a version 9; 1661-16a version 9; 1661-17 version 9; 1661-18a version 9; 1661-19 version 9; Design and Access Statement, dated November 2018.

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 policies 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 approved cycle storage facilities shall be provided in their entirety prior to the first new uses of the building, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

The application site comprises a four storey (plus basement) 1950's office building within the Hanway Street Conservation Area. The building is identified within the Conservation Area Appraisal as making a positive contribution to the character and appearance of the area.

This application seeks permission to erect a single storey extension at roof level to allow the creation of a 1-bed self-contained residential unit with roof terrace, as well as alterations to the front and rear elevations of the building, including replacement of windows and new glazed privacy screens at the second and third floor terraces. A similar application was approved on 23/06/2017 (planning reference 2016/4194/P). This application differs in the following ways: creation of 1 residential unit instead of 2 (third floor is retained as office space); width of roof extension increased by 0.5 metres; height of stair enclosure on Hanway Place facade increased by 0.9 metres; glazed balustrades to roof terraces at 2nd and 3rd floor levels instead of glazed roofs to fully enclose these areas; new Crittal windows within the existing window openings (instead of refurbishing the windows); retention of steel shutter at ground floor level on Hanway Place elevation. Internally, the cycle parking has also been relocated to the Hanway Place entrance and an internal staircase from the ground to the basement has been omitted.

The general form and design of the proposed roof extension has not changed and therefore this element of the proposal is still considered to be acceptable. The increase in width by 0.5 metres is considered to be acceptable, on balance, as the roof extension would still appear subordinate and a gap would remain between the neighbouring buildings. The proposal not to enclose the terraces at second and third floor is welcomed, as less bulk would be added to the building. The proposed glass balustrades (which would replace existing balustrades) are considered to represent a suitable addition to the host building and would not detract from the wider area. The proposal to replace the windows with Crittal windows in the existing openings is supported as this is keeping with the age and style of the host building. The increase in height of the stair enclosure by 0.9 metres is also considered to be acceptable, on balance, as the resultant form is not considered to be significantly different to that already approved.

Housing is regarded as the priority land use of the Local Plan and therefore the provision of an additional residential unit is still welcomed. The proposed new dwelling would measure 56sqm and therefore exceeds the minimum requirements of the nationally described space standards (which require a 1-bed-2-person-1 storey dwelling to measure at least 50sqm). Furthermore, the proposed new dwelling is self-contained with its own private entrance; it has a good layout and room sizes; it is dual aspect; and is likely to receive good levels of sunlight and daylight and have a good outlook.

At the time of the earlier application it was concluded that the proposal would not impact harmfully on the amenities of neighbouring properties. The proposed changes are considered to be such that this remains the case.

- 2 The application site is within a controlled parking zone and has a high PTAL rating of 6b (excellent). Policy T1 of the Local Plan encourages the promotion of sustainable transport by prioritising walking, cycling and public transport. The London Plan requires the provision of 1x long stay cycle parking space for a studio or 1-bed unit; and for office space in inner London it requires 1x long space per 90sqm, which equates to a requirement for 7 spaces. This application proposes 2x cycle parking spaces at ground level to serve the residential unit and 8x spaces at ground level to serve the office space. The residential cycle storage does not comply with CPG guidance as it provides vertical stands; however, given the constraints of the building this is considered to be acceptable in this case. The plans have been revised to provide CPG compliant cycle storage for the office space which is welcomed.

Policy T2 requires new development in the borough to be 'car-free'. On this basis, a legal agreement will secure the new dwelling as 'car-free'.

Policy A1 seeks to manage the impact of development. The proposed development is located adjacent to 2 very narrow one-way streets (Hanway Street and Hanway Place). Construction-related activities are therefore likely to have an impact on the safe and efficient operation of the public highway in the general vicinity of the site. A construction management plan (CMP) will be secured by legal agreement. The legal agreement will also secure a contribution towards rectifying any damage to the public highway that is caused by the works.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies G1, H1, H6, H7, A1, A4, D1, D2, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 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.

- 7 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.
- 8 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.

- 9 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer