

Application ref: 2018/5286/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 26 March 2019

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

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Daniel Watney Llp  
165 Fleet Street  
LONDON  
EC4A 2DW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**20 Theobald's Road**  
**London**  
**WC1X 8PF**

**Proposal:**

Conversion of a HMO (Class C4) property to create 3no 1-bedroom self-contained flats at lower, ground and 1st floor levels and a 3-bedroom self-contained maisonette (Class C3) at 2nd and 3rd floor level and associated repairs/refurbishment to the building's facade. Drawing Nos: (Prefix: N2420) 000, 100, 101, 102, 103; 290, 300, 301, 302, 303 (all dated 10/18). (Prefix: N2422) 201, 202, 204, 206, 207, 208, 209 (dated 07/18).

Supporting documents: Heritage and DAS Statement prepared by Stephen Levrant Heritage Architecture Ltd (Oct 2018); Covering Letter prepared by Daniel Watney (dated Oct 2018)

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

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**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: (Prefix: N2420) 000, 100, 101, 102, 103; 290, 300, 301, 302, 303 (all dated 10/18). (Prefix: N2422) 201, 202, 204, 206, 207, 208, 209 (dated 07/18).

Supporting documents: Heritage and DAS Statement prepared by Stephen Levrant Heritage Architecture Ltd (Oct 2018); Covering Letter prepared by Daniel Watney (dated Oct 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 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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application site has been subject to unlawful internal works and subdivisions during a period of use as a HMO. These HMO units feature very poor standard of accommodation and would not be eligible for a HMO licence in order to formalise this use. As this HMO use was never permitted, is substandard and without licence, there is no objection to its loss.

In order to rectify the changes made following the unlawful conversion and reverse the harm cause upon the listed building, Conservation and planning officers have worked together with the new owner of the row (12-22 Theobalds) to design a scheme which would allow for the subdivision of the building into self-contained flats. This has been designed to minimise intervention and would allow for replacement of historic fabric, features and plan form whilst securing optimal use and therefore the long term longevity of the heritage asset. This application follows on from the recent approval of similar works at the adjacent no.22 (ref. 2018/5310/P). The conversion of the single-family dwellinghouse into no.4 self-contained units is similarly not objectionable in accordance with policy H3 and is therefore considered acceptable in principle.

The conversion would result in the creation of no.4 self-contained units including 3x one bedroom units at lower ground - 1st floors and a three bed maisonette at 2nd and 3rd floors. The scheme would provide one 'high' priority as well as three 'lower' priority units in accordance with the Council's Dwelling Size Priority Table. Considering the desire to minimise intervention into the listed building as well as the spatial limitations of the building, this proposed unit mix is in this instance considered to remain in accordance with policy H7 and is not objectionable. As the conversion would not result in the loss or addition of any C3 floorspace, the scheme would not be expected to contribute towards the supply of affordable housing in accordance with policy H4.

All of the units proposed would meet or exceed the minimum floor areas set out by the DCLG National Housing Standards (2015). All units would be dual aspect, maintain good floor-to-ceiling heights and would feature a good level of fenestration, outlook and natural light. The unit at lower ground floor level would have a lightwell to the rear that is accessible by staff of the offices to the rear of the site. Whilst it is noted that there may be a risk of overlooking into the rear habitable room of this unit, it is also the case that a residential use is already in situ and, given the propensity for the office use to cease after c.17:30pm, the risk to privacy is not considered to jeopardise residential amenity to a degree that might warrant a refusal.

No cycle storage is proposed for the new units, however due to the spatial restriction, desire to avoid intervention into the historic property as well as the high level of public transport accessibility this is considered acceptable in this instance. In order to ensure that the creation of these new units does not result in increased pressure upon the local traffic and parking conditions, the decision would be subject to a s106 agreement to secure the new units as car-free. In order to ensure that the new units are installed with water saving equipment, a condition will be added. Due to the listed status of the building and the fact that its entrance features steps, it is not deemed appropriate to require the units to be wheelchair accessible in this instance.

The proposed conversion is not considered to result in any harm to neighbouring residents in terms of light, outlook or privacy. The use of the building as self-contained flats is not considered to result in any noise or disturbance issues. Due to the limited scope of the operational development, the completion of works is not considered to result in any detrimental impact upon neighbouring residents.

- 2 The only external alteration proposed would be the restoration of a timber sash window to the rear bay at lower ground floor level as well as repairs to the other existing windows and brick work. The rear window would replace an unsympathetic modern door and is considered to represent a moderate benefit of the scheme. It is therefore considered that the proposed development would preserve the character and appearance of the host dwelling, streetscene and the Bloomsbury Conservation area.

One letter of comment was received in response to the public consultation and was duly considered when forming these recommendations. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with the Camden Local Plan 2017 with particular regard for policies G1, H1, H3, H4, H7, H10, C5, A1, A4, D1, D2, CC2, T1 and T2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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.
- 4 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.
- 5 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.

- 6 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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 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.
- 9 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 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



Daniel Pope  
Chief Planning Officer

