



Application ref: 2018/5310/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
London
WC1H 9JE

Phone: 020 7974 4444

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

Daniel Watney Llp
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
22 Theobald's Road
London
WC1X 8PF

Proposal:

Variation to condition 2 (approved plans) of planning permission 2016/2284/P dated 11/12/2017 for the 'Subdivision of existing building to form 3x self-contained flats (2 x studio and 1 x 3b6p maisonette)', namely to alter internal layouts to provide 1 bed, 2 person units rather than studio units at ground and first floor level (resulting mix 2x 1beds and 1 x 3b6p)

Drawing Nos: 000 (dated 10/18); 100, 101, 102, 103, 201, 202, 203, 204, 205, 206, 207, 208, 209 (all dated 07/18); 300, 301, 302, 303, 400, 401, 402, 403, 404, 405, 406, 407, 408 (all dated 10/18);

Supporting: Covering Letter produced by Daniel Watney (dated 30.10.18); Heritage Statement produced by Stephen Levrant Heritage Consultants (dated Oct 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 the original planning permission ref 2016/2284/P dated 11/12/2017.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2016/2284/P dated 11/12/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 000 (dated 10/18); 100, 101, 102, 103, 201, 202, 203, 204, 205, 206, 207, 208, 209 (all dated 07/18); 300, 301, 302, 303, 400, 401, 402, 403, 404, 405, 406, 407, 408 (all dated 10/18).

Supporting: Covering Letter produced by Daniel Watney (dated 30.10.18); Heritage Statement produced by Stephen Levrant Heritage Consultants (dated Oct 2018); Methods Statement for removal of internal partitions; (1632.602); Heritage Impact Schedule (1632 601).

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

- 3 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day per dwelling. The dwellings 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 Reason for granting permission-

Planning permission and LBC were recently granted for the conversion of the property into three residential units (C3) to provide 2x studio (GF/1st) and 1x maisonette (2nd/loft). In an effort to preserve the historic plan form of the property, the two studio units had been approved with a single habitable room with very large separate bathrooms. In order to make better use of the space at these two levels, permission is now sought to vary the approved plans to provide WCs via removable 'pods' installed to the main habitable room and to use the second rooms as bedrooms to form 2x one bedroom flats rather than studio units at ground and first floor levels.

The proposed variation to approve plans would not result in a net gain or loss of permitted units and the provision of 2x one bed rather than studios would not result in any further land use or amenity concerns. The proposed development would not include any external alterations and therefore the works would persevere the character and appearance of the host dwelling, streetscene and the Bloomsbury Conservation area.

As such there is no objection to the proposed variation from a planning perspective, subject to the previously secured planning obligations (car free) and conditions being transferred to the new permission.

No responses were received in response to the public consultation. 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.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 2018.

- 2 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.
- 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 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.

- 5 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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