



Application ref: 2018/4965/P
Contact: Jonathan McClue
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Date: 9 August 2019

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HUB Architects and Designers Ltd.
15 Hoopers Yard
Kimberley Road
London NW6 7EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
34 Gloucester Crescent
London
NW1 7DL

Proposal:

Conversion of a two bedroom self-contained residential unit (C3) at second and third floor level into two new self-contained studio units (C3). Associated internal alterations to the listed building, replacement rear dormer window (third floor level) and minor localised repairs to existing slate roof.

Drawing Nos: 1264-PL-01 Rev G; 1264-PL-03 Rev A; 1264-EX-01; 1264-EX-02 Rev E; 1264-EX-03 Rev G; HERITAGE STATEMENT dated JANUARY 2019 and DESIGN & ACCESS STATEMENT dated JANUARY 2019.

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 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: 1264-PL-01 Rev G; 1264-PL-03 Rev A; 1264-EX-01; 1264-EX-02 Rev E; 1264-EX-03 Rev G; HERITAGE STATEMENT dated JANUARY 2019 and DESIGN & ACCESS STATEMENT dated JANUARY 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 Reasons for granting permission.

Site

The application site comprises a mid-terrace property arranged over four storeys (with a lower ground floor), situated on the northern side of Gloucester Crescent. This application relates to the second and third floor levels only. The building is in residential use, with occupied flats at lower ground, ground and first floor. The application floors have a lawful use for a one bed self-contained maisonette (C3) under a Certificate of Lawfulness (Proposed) granted under 2017/1706/P. Physical alterations, to create a doorway partition in the stairwell, are required to create this unit. It was previously used as an HMO.

The building is grade II listed and sits within the Primrose Hill Conservation Area.

Proposal

Permission is sought to convert the authorised one bedroom maisonette into two self-contained studio units. The external works include localised repair works to the existing slate roof, by replacing damaged slates with new slates to match the existing, and the removal of a non-original box sash to be replaced with a new full width single glazed timber vertically sliding box sash window within the original dormer (third floor level). Various internal works are proposed to restore the building's plan form and original features. These elements are subject to a separate listed building consent.

Land use, quality of living accommodation and unit mix

The proposal would convert a one bed maisonette into two studios. Whilst no uplift in residential floorspace is proposed, the creation of an additional unit is supported by policy H1. The housing mix would remain the same, with two low priority units replacing a single low priority unit.

The proposed studios would have floor areas of 32sqm and 31sqm, which both fall below the nationally described space standards requiring at least 37sqm for one bedroom one person dwellings. Despite this shortfall the units are both dual aspect, with generous south facing outlooks from the front rooms and long ranging north facing views over deep gardens. The studios would be within well restored listed buildings, in a PTAL 6a, and close to Camden Town, Primrose Hill and Regents Park. The third floor studio (smaller unit) benefits from dedicated access to a loft, offering significant storage for prospective occupiers. As such the units would otherwise provide a high quality of accommodation. They are also situated in a desirable location, where residents would benefit from a very large range of services within close walking distance. On balance, the proposal is considered to achieve suboptimal but acceptable living conditions in light of the constraints of the listed building, minor shortfall and desirable location.

Further to the above, the proposed conversion would result in heritage benefits and is considered to be the best conversion/occupation option in heritage terms. The proposal allows the non-original sub-division of the rear room at third floor level can be omitted to create a bathroom, and enable the rear room to be better appreciated in its original form. The building services can be designed so they are concealed and have a minimal visual and physical impact on the existing building fabric. The details of the proposal have been sensitively designed with the Council's Principal Heritage Officer, to ensure that units would have the least impact on the building fabric. New fittings would be freestanding and connected to existing services, existing historic features are retained and the new layout and formation of the flats is respectful of the 'special character' of the building. Works to convert the building into the previous HMO use would be reversed and the harmful works required to implement the lawful maisonette would be avoided. Overall, these heritage benefits outweigh the marginal impacts resulting from the substandard size of the studio units.

- 2 The loss of the HMO has been achieved through permitted development rights, and any works to revert back to this use would result in heritage harm rather than the benefits described above. Overall, it is considered that the proposal is the optimal land use outcome for the building, in terms of heritage impacts.

Design and heritage

The external works proposed include the replacement of a non-original rear dormer window, with a more sympathetic addition, and repairs to the roof. These works are considered to enhance the character and appearance of the listed building and the conservation area. These heritage benefits accord weight in the planning balance that outweigh any harm resulting from the scheme, predominantly caused by land use considerations.

Amenity

Given the nature of the proposal and the works, it is not considered that no undue harm would result to neighbouring occupiers of the surrounding area.

Transport considerations

The two new units would be required to be car-free. This would be secured by way of a planning obligation (through a legal agreement) in line with policy T2. No cycle parking spaces are proposed on-site, due to listed building and space constraints making this impractical. As cycle parking cannot be provided within the site, a head of term is required to secure an off-site cycle parking contribution towards providing a bike hangar on the public highway in the general vicinity of the site (in accordance with paragraph 8.44 of CPG Transport). The payment in lieu is for not providing 2 spaces and a bike hanger has 6, which equates to the applicant being required to fund 1/3 of the cost (£1,266.67). Due to the scale of the works, neither a CMP nor highways contribution is deemed necessary.

Consultations

The Primrose Hill CAAC objected to an earlier version of the scheme, which was a radically different and more invasive proposal. The application was made invalid, amended then re-consulted on. The CAAC confirmed that their concerns were met and their objection to the previous scheme was subsequently withdrawn. The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Policies

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and also 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 policies H1, H6, H7, H10, A1, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also complies with policies in the London Plan March 2016 and 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 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.

- 5 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.

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', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer

