

Application ref: 2019/0850/P
Contact: Patrick Marfleet
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Date: 20 August 2019

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

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Johanna Molineus Architects
22 Great Chapel Street
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W1F 8FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
59 Gower Street
London
WC1E 6HJ

Proposal:

External alterations to rear including installation of rooflight associated with conversion of existing residential units to provide 1 x 1 bed and 2 x 3 bed flats.

Drawing Nos: 275.59-110 P2, 275.59-111 P2, 275.59-112 P1, 275.59-113 P1, 275.59-114 P1, 275.59-115 P1, 275.59 120 P1, 275.59 121 P2, 275.59-130 P1, 275.59-200 P3, 275.59-201 P4, 275.59-202 P4, 275.59-203 P4, 275.59-204 P3, 275.59-205 P3, 275.59-250 P3, 275.59-251 P4, 275.59-260 P4, 275.59-261 P4, 275.59-002, 275.59-001, 275.59-502, Design and Access Statement and Appendices dated Feb 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: 275.59-110 P2, 275.59-111 P2, 275.59-112 P1, 275.59-113 P1, 275.59-114 P1, 275.59-115 P1, 275.59 120 P1, 275.59 121 P2, 275.59-130 P1, 275.59-200 P3, 275.59-201 P4, 275.59-202 P4, 275.59-203 P4, 275.59-204 P3, 275.59-205 P3, 275.59-250 P3, 275.59-251 P4, 275.59-260 P4, 275.59-261 P4, 275.59-002, 275.59-001, 275.59-502, Design and Access Statement and Appendices dated Feb 2019.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a number of minor external alterations to the rear elevation of the host building, including: installation of rear rooflight, lowering of window cill at lower ground floor level to create new doorway, enlargement of doorway at ground floor level and installation of timber panelled door. The proposals would alter the existing size/number of units at the site from 1 x 2 bed and 3 x 1 bed to 2 x 3 bed and 1 x 1 bed.

Policy H3 (protecting existing homes) of the Local Plan states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. The current proposal would reduce the number of flats at the site from 4 to 3, resulting in a net loss of one home which complies with the aims of Policy H3. Furthermore, paragraph 3.76 of Policy H3 identifies Bloomsbury as one of the wards in the borough with a low proportion of large dwellings. Therefore, the creation of a new 3 bed unit at the site is welcomed particularly as 3 bed market units are identified as a high priority dwelling size within Policy H7 of the Local Plan. The proposal is therefore considered acceptable in land use terms.

With regard to the standard of accommodation provided, all units would be dual aspect and comply with minimum floorspace standards.

Whilst the lowering of the lower ground window cill would result in some loss of original masonry at this level, it is considered to be a minor intervention that would allow direct access to the rear courtyard area and would not cause harm to the special character of the host building. Furthermore, the design and fabric (timber) of the proposed French doors would be sympathetic to the original character of the building.

Similarly, the proposed rooflight, replacement ground floor windows and door and first floor closet wing window would all represent minor alterations that would preserve and enhance the character of the host building and surrounding conservation area.

The proposals would not cause harm to the amenity of any nearby properties in terms of loss of light, outlook or privacy.

Policy T2 of the Local Plan states that in redevelopment schemes the Council will consider retaining parking permits where it can be demonstrated that existing occupiers are returning to the site when development is complete. All existing units at the site are currently vacant and given that the ownership of the property has recently been transferred back to the applicant (from the Council) there is no prospect of any previous occupiers returning to the site once works are complete. The proposed development would therefore be secured as car free via a s106 legal agreement.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has also been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2, A1, T2, H3 and H7 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).
- 3 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.

- 4 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.
- 5 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.
- 6 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.

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