



Application ref: 2019/2780/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 13 November 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

ROK Planning
ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
111-113 Bartholomew Road
London
NW5 2BJ

Proposal:

Change of use at ground floor level from office (Class B1) to student accommodation (9 studio units and 112 sq common room) (Class Sui Generis), external alterations to ground floor frontage, reconfiguration of external courtyard including extension to cycle store structure, and associated works.

Drawing Nos: 1051 P 0001; 1051 P 0100; 1051 P 0101; 1051 P 1000 Rev A; 1051 P 1001 Rev A; 1051 P 2000; 1051 P 2001; 1051 P 2002; 1051 P 2003; Student Management Plan (May 2019); Marketing Commentary (March 2019); Planning Statement ref R00008/MC/MR; Design and Access Statement - FBM Architects (May 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 if in CA] 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: 1051 P 0001; 1051 P 0100; 1051 P 0101; 1051 P 1000 Rev A; 1051 P 1001 Rev A; 1051 P 2000; 1051 P 2001, 1051 P 2002; P1051 P 2003

Reason:

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

- 4 The external ground floor areas shall not be used as amenity space after 22.00 or before 08.00 Mondays to Sundays (including Bank Holidays)

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played on the premises in such away as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof area shall not be used as an amenity terrace and any access onto this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The student accommodation on the ground floor hereby approved shall only be occupied as part of the overall use of this part of the building as "Sui Generis" student accommodation, and it shall not be used as independent and separate self-contained dwellings within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure that the future occupation of the building shall be in accordance with the intentions of the proposed scheme and with the Council's policy for new student housing as set out in Policy H9 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The permitted B1 use across part of the ground floor of this student block has not been implemented and has remained vacant since the building was constructed circa 2009. This proposal seeks use of the floorspace as student accommodation (Sui Generis). The loss of B1 was accepted in 2017 under planning permission 2017/3812/P which has not been implemented. The applicant has identified, by way of marketing evidence, the difficulty in offering the floorspace solely for B1 uses.

Housing is a priority land use in the borough and Local Plan policy H1 seeks to maximise housing supply, including that of student accommodation.

Given the remainder of the building is student accommodation, the use of this floorspace as such is considered appropriate. All rooms would be self-contained and provide a good quality of accommodation. Local Plan policy H9 seeks to ensure the borough secures new student housing at costs to meet the needs of students from a variety of backgrounds. The applicant has not provided affordable, shared facility rooms as part of the mix in this development and as such in order to address affordability the applicant has agreed to contribute a Payment in Lieu of £51,065 towards the provision of affordable housing in the borough to be secured by s106 legal agreement.

In order to mitigate impact on local amenity and transport infrastructure the development would be required to agree a student management plan and travel plan through legal agreement. Conditions would also safeguard local amenity by restricting use of the rear external areas between the hours of 2200 and 0800 and restricting use of the roof to maintenance purposes only. The scheme would be required to be 'car free' in line with borough transport policy which would restrict on-street parking permits for future occupants, also to be secured by s106 legal agreement.

The proposal involves associated works to ground floor areas including the repositioning of window openings and the extension of the existing cycle store roof structure. These works are not considered to impact the character and appearance of the host building or the surrounding streetscene.

The change of use, and proposed minor external alterations, would not cause harm to the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight.

Following advice from the Council's transport planner, proposed cycle parking capacity for the whole building including the converted floorspace was increased to the minimum requirement of 62 spaces.

One public comment was received following statutory consultation and duly considered in the consultation summary. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A4, D1, E1, E2, H1, H9 and T2 of the Camden Local Plan 2017.

- 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.

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

