

Application ref: 2019/4496/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 12 February 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**27 John Street
London
WC1N 2BX**

Proposal:

Change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room (resubmission of previously approved application refs: 2017/1959/P & 2017/2450/L).

Drawing Nos: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev K, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev J, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013, Arboricultural Impact Appraisal and Method Statement dated September 2013, BREEAM 2012 Domestic Refurbishment Pre- Assessment Strategy Report dated November 2014.

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 policies 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: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev K, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev J, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013, Arboricultural Impact Appraisal and Method Statement dated September 2013, BREEAM 2012 Domestic Refurbishment Pre- Assessment Strategy Report dated November 2014.

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

- 4 Cycle parking for 3 bicycles as shown on approved drawing no. 2001 rev K, shall be provided in its entirety prior to the first occupation of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 5 Trees to be retained shall be protected during construction work in accordance with the recommendations and guidance contained in the Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy dated 27 September 2013, ref: 13355-AIA-MW, and guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposals are a resubmission of a previously approved scheme which itself combined two previous approvals: application ref: 2012/2735/P which granted the change of use to a dwelling house, and application ref: 2013/5685/P for the erection of a rear extension with terrace. The previous reasons for approval are still relevant. Policy E2 of the Local Plan (which was emerging and had significant weight at the time of the previous approval) notes that the future supply of office space in the borough can meet projected demand; and the council will consider alternative uses for older office premises. The application building was originally built as a dwelling house and has room layouts and sizes that are not flexible or suitable for modern office accommodation. Due to its listed status, internal alterations to the historic plan form are unlikely to be acceptable. Furthermore, the change back to a dwellinghouse would see the removal of many harmful interventions associated with the office use. Housing is identified as the priority land use in the Local Plan, and The Holborn and Covent Garden Ward has been identified as having a low proportion of large dwellings. The proposal is therefore acceptable in land use terms.

The dwelling would benefit from regular sized and shaped rooms, all double bedrooms would be more than 12sqm with single bedrooms in excess of 7.5sqm. The building also benefits from good access to daylight and natural ventilation and would provide a good standard of accommodation. Following revisions, cycle parking would be provided for 3 bicycles to meet draft London Plan standards within the rear yard and the development would be car-free as secured by S106 Legal Agreement.

The proposed rear extension is subordinate in scale and location to the 5 storey host building and respects the character and setting of neighbouring buildings. The simple design is appropriate for the host building and surrounding conservation area and the materials would reflect those used elsewhere in the vicinity. Although the extension would extend beyond the immediate building line, it would be no greater than the existing arrangement. The proposal would be sympathetic to the host building, single storey and not full width, and the limited private views of it would have minimal impact on the character and appearance of this part of the conservation area.

The building's significance is considered to derive from its attractive, early 19th century street elevation and the relationship to the neighbouring buildings from the same period. Together, they create a pleasing and complete late Georgian streetscape. The visible manifestations of the office use such as spotlighting detracts from this. The rear elevation is of some interest due to elements of original fabric at lower levels, but the upper section has been rebuilt on several occasions and is of less significance. The proposals would sensitively refurbish the building and re-introduce the original residential use to ensure the building's ongoing viable use, along with more historically appropriately detailing including doors, cornices, skirting and other joinery. The rear extension would be rebuilt in a more sympathetic design and materials and overall, the proposals are considered to preserve the building's architectural and historic significance.

A new terrace with railings and a walk on roof light is proposed above the extension, with new timber French windows and alterations to the existing rear windows. Due to the proposed extension's size, location and proximity to neighbouring windows, as well as the associated terrace above, the scheme would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, noise nuisance or light spill.

- 2 The only change in the proposals is the addition of a cycle parking storage facility within the courtyard following changes to London Plan cycle parking standards and the requirement for secure, covered storage space for three cycles. The shed would be located to the north side of the courtyard and similar in size to the existing rear extension which is proposed to be demolished, and the Council's Conservation Officer has confirmed the impact on the significance of the listed building would be neutral.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses 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 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 (ERR) 2013.

As such, the proposed development is in general accordance with H1, H6, H7, E2, D1, D2, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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 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.
- 5 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.

- 6 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.

- 7 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.
- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer