

Application ref: 2019/1363/P
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Date: 14 July 2020

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

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**18-19 Denmark Street and Shaldon Mansions,
132 Charing Cross Road
London
WC2H 8NE**

Proposal:

Conversion of 1x 1B and 1x studio into a 1x 3B unit at Shaldon Mansions involving alterations and extension to the roof and insertion of windows. Change of use from basement 1B flat (C3) at 18 Denmark Street to retail (A1) to be used in connection with the ground floor unit above. Alterations to lightwell at ground and basement level

Drawing Nos: 1410_00(00)001; 1410_00(00)005; 1410_(00)107; 1410_(00)108;
1410_(00)113; 1410_(00)114; 1410_(00)115; 1410_(00)117; 1410_(00)135;
1410_(00)136; 1410_(00)137; 1410_(00)165; 1410_(00)166; 1410_(00)167;
1410_00(00)006 Rev.01; 1410_00(00)205; 1410_00(00)210; 1410_00(00)211;
1410_00(00)212 Rev.01; 1410_00(00)213 Rev.01; 1410_00(00)214 Rev.01;
1410_00(00)235 Rev.01; 1410_(00)237 Rev.01; 1410_(00)265 Rev.01 and
1410_(00)267 Rev.01.

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:

1410_00(00)001; 1410_00(00)005; 1410_(00)107; 1410_(00)108;
1410_(00)113; 1410_(00)114; 1410_(00)115; 1410_(00)117; 1410_(00)135;
1410_(00)136; 1410_(00)137; 1410_(00)165; 1410_(00)166; 1410_(00)167;
1410_00(00)006 Rev.01; 1410_00(00)205; 1410_00(00)210; 1410_00(00)211;
1410_00(00)212 Rev.01; 1410_00(00)213 Rev.01; 1410_00(00)214 Rev.01;
1410_00(00)235 Rev.01; 1410_(00)237 Rev.01; 1410_(00)265 Rev.01 and
1410_(00)267 Rev.01.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, of the corrugated metal for the the roof extension to Shaldon Mansions and sample of the fenestration material shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the roof terrace of the new unit within Shaldon Mansions prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The proposal consists of the conversion of two existing substandard flats to form one three bedroom flat and the change of use of the basement flat (C3) in 18 Denmark Street to A1 (retail), resulting in the net loss of two residential units. Although the Council seeks to resist the loss of residential housing, Policy H3 identifies that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling to create a larger family home, particularly where the existing units are substandard.

In this instance, the development would result in the net loss of two homes, and two of the existing flats do not meet nationally described space standards and the other located at basement level offers poor quality accommodation in terms of its layout, outlook and light. As such, the loss of one studio flat to provide a new larger three bedroom dwelling is considered acceptable, in accordance with Policy H3. The proposed two bedroom unit would be dual aspect, with adequate daylight and ventilation. It would meet the required space standard of 70sqm for a three bedroom six person dwelling and is considered to provide a high standard of accommodation for future residents.

The basement flat was occupied by a caretaker and was not commercially let, in addition Denmark Street is identified as a specialist retail area for the music industry (Tin Pan Alley) and this unit would be changed to storage for the A1 retail unit above which the owners have confirmed will have a music related tenant on balance it is considered that this loss of a residential unit is acceptable. There would be no overall net loss of residential floorspace, in compliance with policy H3a. The originally proposed roof extension to No.19 to create 1 unit was removed following design and amenity concerns.

At basement level and ground floor the lightwell will be infilled to increase the floor space of the retail unit. The extension will have a glazed roof. Given that the extension is deep within the lightwell and not visible in public views it would be an acceptable alteration.

The roof extension to Shaldon Mansions will accommodate the new larger

combined unit and provide a roof terrace. It would be set back from the edges of the roof and partially screened by the existing roof pitch. It will be constructed of corrugated metal and a condition is attached to secure a sample of the material and the fenestration. It is considered acceptable in terms of its detailed design, siting and scale.

The proposal would substantially reconstruct the roof of Shaldon Mansions, although it would stick closely to the existing envelope, which would mean that the proposed arrangement is unlikely to conflict with the gable's decorative roofline. The poor quality rooflights would be replaced with new windows. The deep sill to the clerestory windows prevents it from appearing as an incongruous addition. It is considered that the windows have been sensitively designed to ensure they appear as subordinate features on the roofslope.

Public views of the roof extension, terrace and alterations would be limited and angled. The Council's conservation Officer raised no objection the proposal. The alterations to the roof are therefore not considered to detract from the character and appearance of the host properties, streetscene or wider conservation area.

- 4 The insertion of new windows on the main roofslope and roof extension on Shaldon Mansions and light well extension to No.18 Denmark Street are not considered to give rise to any amenity issues in terms of overlooking, loss of privacy, light or a sense of enclosure given their siting and minor scale. It is noted that access to this flat roofed area of Shaldon Mansions already exists and the terrace proposed for the new larger unit has a small footprint, however to ensure it does not result in loss of privacy or overlooking to the flats in 18-19 Denmark Street a condition securing details of a privacy screen on this terrace has been attached.

The new residential and retail unit will be secured as car-free in a S106 legal agreement to comply with CPG Transport. To comply with the London Plan 2 cycle parking spaces are required for the C3 use and 1 for the A1 unit, however in this instance given the site space constraints a cycle contribution of £2,034 towards a bike hanger and £300 for a Sheffield stand would be secured by S106 (total £2334).

No objections were received prior to making this decision. Denmark Street CAAC raised no objection. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2, T2 and CC1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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.
- 6 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.
- 7 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.

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 in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment