

Application ref: 2019/3869/P
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Date: 29 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**3-7 Frederick Street
London
WC1X 0NG**

Proposal: Change of use of young offenders sheltered accommodation with 17 bedsit units (Class C2) plus 2 self-contained maisonettes (Class C3) to 7 Class C3 self-contained units (1 x 1 bed, 5 x 2 bed and 1 x 3 bed); internal and external alterations including removal of external rear spiral stair, installation of an external steel access stair within the front lightwell from ground floor to basement level, rebuilding rear parapet, installation of 5 conservation style rooflights on the front and side roofslopes, plus replacement windows, doors and downpipes.

Drawing Nos: 6214-FS3-7-D01, 6214-FS3-7-D02, 6214-FS3-7-D03, 6214-FS3-7-D04, 6214-FS3-7-D05, 6214-FS3-7-D06, 6214-FS3-7-D07, 6214-FS3-7-D08, 6214-FS3-7-D09, 6214-FS3-7-D10, 6214-FS3-7-D11, 6214-FS3-7-D12, 6214-FS3-7-D14A, 6214-FS3-7-D15A, 6214-FS3-7-D16A, 6214-FS3-7-D20, 6214-FS3-7-D21, 6214-FS3-7-D22, 6214-FS3-7-D23, 6214-FS3-7-D24, 6214-FS3-7-D25, 6214-FS3-7-OSmap, 6214-FS3-7-P00, 6214-FS3-7-P01A, 6214-FS3-7-P02A, 6214-FS3-7-P02B, 6214-FS3-7-P03A, 6214-FS3-7-P04A, 6214-FS3-7-P05, 6214-FS3-7-P06, 6214-FS3-7-P07, 6214-FS3-7-P08, 6214-FS3-7-P09, 6214-FS3-7-E01, 6214-FS3-7-E02, 6214-FS3-7-E03, 6214-FS3-7-E04, 6214-FS3-7-E05, 6214-FS3-7-E06, 6214-FS3-7-E07, 6214-FS3-7-E08, 6214-FS3-7-E09, BREEAM Domestic Refurbishment Assumptions by XCO2 dated 12/07/2019, Energy Statement 190710 by XCO2 dated July 2019, Sustainability Statement 190710 by XCO2 dated July 2019, Heritage Statement by Bidwells dated July 2019, Planning Statement by Boyer dated July 2019, & Design and Access

Statement by Project 5 Architecture

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: 6214-FS3-7-D01, 6214-FS3-7-D02, 6214-FS3-7-D03, 6214-FS3-7-D04, 6214-FS3-7-D05, 6214-FS3-7-D06, 6214-FS3-7-D07, 6214-FS3-7-D08, 6214-FS3-7-D09, 6214-FS3-7-D10, 6214-FS3-7-D11, 6214-FS3-7-D12, 6214-FS3-7-D14A, 6214-FS3-7-D15A, 6214-FS3-7-D16A, 6214-FS3-7-D20, 6214-FS3-7-D21, 6214-FS3-7-D22, 6214-FS3-7-D23, 6214-FS3-7-D24, 6214-FS3-7-D25, 6214-FS3-7-OSmap, 6214-FS3-7-P00, 6214-FS3-7-P01A, 6214-FS3-7-P02A, 6214-FS3-7-P02B, 6214-FS3-7-P03A, 6214-FS3-7-P04A, 6214-FS3-7-P05, 6214-FS3-7-P06, 6214-FS3-7-P07, 6214-FS3-7-P08, 6214-FS3-7-P09, 6214-FS3-7-E01, 6214-FS3-7-E02, 6214-FS3-7-E03, 6214-FS3-7-E04, 6214-FS3-7-E05, 6214-FS3-7-E06, 6214-FS3-7-E07, 6214-FS3-7-E08, 6214-FS3-7-E09, BREEAM Domestic Refurbishment Assumptions by XCO2 dated 12/07/2019, Energy Statement 190710 by XCO2 dated July 2019, Sustainability Statement 190710 by XCO2 dated July 2019, Heritage Statement by Bidwells dated July 2019, Planning Statement by Boyer dated July 2019, & Design and Access Statement by Project 5 Architecture.

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 110 litres/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 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The approved refuse and recycling storage facility shall be provided in its entirety prior to the first occupation of any of the new units, and permanently

retained thereafter.

Reason: To ensure the development provides adequate refuse facilities in accordance with the requirements of policy CC5 of the London Borough of Camden Local Plan 2017.

- 6 The approved cycle storage facilities for 11 cycles shall be provided in their entirety prior to the first occupation of any 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 London Borough of Camden Local Plan 2017.

- 7 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Energy Statement 190710 by XCO2 dated July 2019 and Sustainability Statement 190710 by XCO2 dated July 2019 and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CC1, CC2 and CC4 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 Reasons for granting permission.

The properties are currently subdivided into 17 non-self-contained bedsit units within nos.5 & 7 (Class C2) and 2 self-contained maisonettes (1 x 2 bed, 1 x 3 bed) within no.3 (Class C3). The units are all currently vacant and are in need of repair.

It is proposed to change the use from supported housing to 7 self-contained apartments for affordable rent, as part of the phased repair programme of surrounding listed buildings by One Housing Group.

Local Plan policy H8 resists proposals which would involve a net loss of housing floorspace for vulnerable people. The young offenders' accommodation falls within the Council's definition of housing for vulnerable people. However, policy H8 outlines exceptions where the loss of this type of accommodation may be acceptable, including where the existing housing is surplus to requirements within the borough, where the quality of accommodation is sub-standard or where the development will enable the

provision of an alternative form of housing that meets the objectives of Camden's local planning policies.

There were a number of issues which contributed to the termination of the young offenders' accommodation care contract, including the building being not fit for purpose, poorly located to deliver a service to the young people accommodated in the property, anti-social behaviour and resultant impact on neighbours, and low occupancy rates. The result is such that the care contract was terminated with the units transferred back to the One Housing Group and the bedsit units have been vacant since 2018.

Policy H8 also requires that where accommodation for vulnerable people is lost, the proposed development shall enable the provision of an alternative form of housing that meets the objectives of Camden's local planning policies. It is proposed to provide seven affordable rent units, thereby contributing towards the borough's strategic target of 5,300 additional affordable homes during the period of 2016/17- 2030/31.

It is considered that the loss of the C2 units is acceptable on this basis, as is the replacement with 100% affordable rent units which is supported by policy H8 of the Local Plan. A S106 legal agreement will secure the properties as affordable housing units in perpetuity.

The works proposed would result in significant benefits to the listed buildings, most notably the removal of modern partitions to improve the legibility of the original floorplan and the removal of the modern spiral staircase to the rear of the property, along with a general sensitive refurbishment of the building including any remaining historic features. The works would serve to preserve the significance of the listed buildings and the character and appearance of the wider conservation area in compliance with Local Plan Policies D1 and D2.

The installation of the new steps to facilitate an escape route from the basement floor is a common feature of buildings of this age and status and is common in the surrounding area. As such, this element is acceptable.

- 3 The proposed front rooflights are also a common feature in Frederick Street, where a high number of properties in the street have front rooflights, including No.1 Frederick Street (which forms part of the group listing including 3, 5 and 7). It is also considered that, whilst there may be some 'less than substantial' harm caused to the listed building through loss of fabric and the introduction of a modern feature (albeit not visible from the street), this would be outweighed by the public benefit of bringing back the properties into active use and the need to create third floor accommodation, in line with the para 196 of the NPPF.

It is considered that overall the alterations to the buildings would form a significant benefit, removing unsympathetic modern additions, reinstating a more traditional plan form, and a general programme of improvement works to the buildings as required. The external alterations would preserve and enhance the special interest of the listed buildings and the character and appearance of the wider conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special interest of the listed building, under s.66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The unit mix, comprising 1 x 1 bed, 5 x 2 bed and 1 x 3 bed affordable homes, is considered to be acceptable and is supported by policy H7. The units would be dual aspect, with good access to daylight/sunlight, some having good quality private amenity space, and complying with minimum space standards.

Given the proposed development would create new self-contained housing units, a S106 legal agreement would be required to ensure they are 'car-free' in accordance with policy T2 of the Camden Local Plan. 13 cycle storage spaces are required to comply with policy T1 of the Camden Local Plan, but only 11 have been provided on site. Whilst this falls short of a full policy compliant provision, this is considered to be acceptable given the constrained nature of the site (including its listed building status) and as currently no cycle storage is provided on site for the existing units. Waste details have also been provided and are considered to be acceptable. The application has been supplemented with a sustainability statement and an energy statement which shows a significant reduction in CO2 emissions and a 'good' BREEAM rating. The details are considered to be acceptable.

As only minor external alterations are proposed, these are considered not to result in any harm to the residential amenities of neighbouring properties in accordance with policy A1 of the Camden Local Plan.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies A1, D1, D2, H1, H8, T1, T2, CC1, CC2, CC3, CC4 and CC5 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 4 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.
- 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.

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
Director of Economy, Regeneration and Investment