

Application ref: 2020/1278/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Email: Jonathan.McClue@camden.gov.uk
Date: 3 September 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

Mrs Camille Soor
20 Air Street
London
W1B 5AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal:

Conversion of residential amenity space to a one-bedroom, one-person residential unit (C3).

Drawing Nos: P-02-099; P-03-006 Rev P04; P-03-006 Rev P05; P-70-006 Rev P01.

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 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: P-02-099; P-03-006 Rev P04; P-03-006 Rev P05; P-70-006 Rev P01.

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

Informative(s):

- 1 Reasons for granting approval.

The application site relates to an approved ancillary space on the 6th floor of a largely completed building consented under 2013/3807/P dated 30/05/2013, which included four new buildings (5 to 15 storeys in height) and 345 residential units. This space was created through internal revisions to oversized units and its loss is considered to have little detriment as there are ample communal spaces within the wider development, including public open spaces, communal courtyards and roof terraces, a communal cinema and a gymnasium (for residents of the development only). Phase 1 of the development (of which the application site is within) is well completed and this has been demonstrated through a site visit and photos from the applicant. Fit out works on the 6th floor were ongoing until site delays from Covid-19 with the amenity space due to be fitted out and used to shell and core specification by August 2020. Officers consider the building and use well implemented and are satisfied with the approach of a standalone permission to convert the ancillary residential space to a 1 bed 1 person unit. The proposals do not result in any land use issues and the unit is considered to be of sufficiently high quality. Affordable housing/viability reviews will be captured under the main consent via post-construction viability reviews within the section 106, with any surplus found resulting in affordable housing gains.

The works are internal, resulting in no impacts on the appearance of the building or surrounding area. No material residential amenity impacts are raised. No new window openings are proposed in comparison to the amenity space and the proposed balcony would have a screen to protect the amenity of the adjacent unit. Overall, the quality of residential accommodation for prospective occupiers would be acceptable, with the residential amenity being comparable to the remaining units in the development.

In accordance with Policy T2 of the Camden Local Plan, the new unit will be car-free and exempt from any on-site parking. This is secured by way of legal agreement. A total of 431 cycle parking spaces are being provided across the larger development as per the original planning permission and as such it is considered that in this particular case there is no requirement to provide an additional separate space for the new unit. As the larger development is nearing completion and only internal works are proposed to convert the unit, it is considered that there is no requirement from this particular application for a Construction Management Plan, Servicing Management Plan or any further

transport related planning condition or planning obligation.

No comments from adjoining occupiers have been received as part of this application. Transport for London (TfL) confirmed in writing that they have no comments to make. The site history has been duly considered as part of the assessment of this case.

As such, the proposal is in general accordance with policies H1, H4, H6, H7, D1, D2, T1, T2, CC1, CC2, CC3, CC5, A1 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and the 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 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.
- 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.

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 'DPe', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment