

Application ref: 2020/1006/P
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Date: 24 September 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Mark Fairhurst Limited
48a Union Street
London
SE1 1TD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
9 Leigh Street
London
WC1H 9EW

Proposal:

Internal and external alterations to annex outbuilding to form a studio bedroom; internal alterations to main property (Sui-Generis).

Drawing Nos: PL/001_Rev.A, PL/002_Rev.A, PL/003_Rev.A, PL/004_Rev.A, PL/100, PL/101_Rev.D, PL/102_Rev.C, PL/103_Rev.C, PL/104_Rev.C, PL/110_Rev.H, PL/113_Rev.F, PL/120_Rev.D, PL/121, PL/130_Rev.C, PL/201_Rev.C, PL/202_Rev.C, PL/203_Rev.B, PL/204_Rev.B, WD121, Design & Access Statement Rev.F dated February 2020 & Heritage Statement Rev.A dated February 2020.

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: PL/001_Rev.A, PL/002_Rev.A, PL/003_Rev.A, PL/004_Rev.A, PL/100, PL/101_Rev.D, PL/102_Rev.C, PL/103_Rev.C, PL/104_Rev.C, PL/110_Rev.H, PL/113_Rev.F, PL/120_Rev.D, PL/121, PL/130_Rev.C, PL/201_Rev.C, PL/202_Rev.C, PL/203_Rev.B, PL/204_Rev.B, WD121, Design & Access Statement Rev.F dated February 2020 & Heritage Statement Rev.A dated February 2020.

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

- 4 The four cycle storage spaces hereby approved shall be provided in their entirety prior to the first occupation of the development 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.

Informative(s):

- 1 Reasons for granting permission.

9 Leigh Street forms part of a group of the Grade II listed darkened stock brick terraced houses, dating from 1810-13 situated within the Bloomsbury Conservation Area.

This application seeks to renovate and alter the existing outbuilding to create a studio bedroom and to make a number of internal changes to the main building to facilitate the reconfiguration of kitchens, bathrooms and ensuite shower rooms and address unauthorised works carried out to the building.

Policy H10 of the Camden Local Plan seeks to ensure there is a continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements.

In land use terms, the renovation of the outbuilding would continue to support the existing HMO, forming a studio room which would be reliant on the main house for cooking facilities. Whilst this would result in an additional unit within the HMO, the amalgamation of two units at first floor level means that the overall number of rooms within the HMO would remain unchanged (10 units total). 5 of the units would also continue to have bathroom and food preparation facilities as existing. The HMO would provide better quality accommodation and shared facilities to occupiers following the works and is therefore considered to be acceptable in compliance with the aspirations of policies H6 and H10.

The roof of the converted outbuilding is made up of modern concrete tiles and

has very limited visibility, being enclosed within the rear yard. There is therefore no objection to its replacement with new tiles and the installation of conservation style rooflights as proposed.

Whilst the internal works proposed would not typically be acceptable in conservation terms, it is acknowledged that the building was listed after the change of use to a HMO. The works would not result in the loss of features (such as a chimney breast) and nibs and bulkhead detail would be retained at first floor level. The works are also required to provide basic living standards required by the existing HMO, and on balance are considered to be acceptable.

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.

Given the minor nature of the works proposed, they are considered not to result in undue harm to the amenity of surrounding neighbours. Whilst there may be some level of noise and light spillage as a result of the use of the existing rear outbuilding as residential accommodation, this is considered not to constitute undue harm and refusal would not be warranted on this basis.

- 2 In transport terms, the proposal would require 10 cycle storage spaces for the occupants of the HMO in compliance with policy T1 of the Camden Local Plan, CPG Transport and the London Plan. Given the constrained nature of the site and its status as a listed building, 4 will be located within the rear curtilage (secured by condition), with the remaining six located within an off-site bike hangar. A S106 contribution of £3,848 towards the cost and maintenance of the hangar has been agreed. In addition, due to the loss of vehicle parking spaces, a Traffic Management Order (TMO) and the associated costs of £2,958.70 has been secured by S106. A further S106 clause has been secured for the entire property to be 'car free' restricting parking permits for residential occupiers. A contribution shall also be secured towards a Sheffield stand provided within the public realm (secured by S106).

No comments were received following public consultation on the scheme. The planning and enforcement 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, H6, H7, H10, T1 and T2 of the London Borough of Camden Local Plan 2017, 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 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