

Application ref: 2020/1192/P
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Date: 14 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Contemporary Design Solutions
46
Great Marlborough Street
LONDON
W1F 7JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Site at 2-12 Harmood Street
34 Chalk Farm Road
London
NW1 8AJ**

Proposal:

Conversion of lower ground floor storage/utility rooms for the provision of 7 x additional student residential units.

Drawing Nos: 191110_A-(GA) 090 REVA; 91110_A-(GA) 300 REVA; 090; 91110_A-(SO) 001; 91110_A-(SO) 090; 91110_A-(SO) 300; Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyor dated 13th January 2020 and Design and Access Statement commissioned by Contemporary Design Solutions LLP 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 191110_A-(GA) 090 REVA; 91110_A-(GA) 300 REVA; 090; 91110_A-(SO) 001; 91110_A-(SO) 090; 91110_A-(SO) 300; Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyor dated 13th January 2020 and Design and Access Statement commissioned by Contemporary Design Solutions LLP dated February 2020.

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

- 3 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.

- 4 Prior to commencement of the relevant works, a sample of the cladding shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 Prior to occupation, details of secure and covered cycle storage area for 6 additional cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter 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 cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought to convert the existing storage spaces including the maintenance store, maintenance staff room, cleaners store, linen store and cleaners changing room all located at basement level into 7 additional student rooms. The proposal would result in the relocation of these uses into other areas of the building including the gym and the scheme overall would result in an increase of student bedrooms from 232 to 239. The new bedrooms, by virtue of their location and access, would form part of the main use as student accommodation (sui- generis) and would be subject to the same controls as the existing building in terms of student management and occupancy restrictions

as well as no access to on-street car parking. These controls would be secured by legal agreement. All of the new bedroom proposed would be self-contained units.

Housing is a priority land use in the borough and Local Plan policy H1 seeks to maximise housing supply, including student accommodation. The floor area of the rooms is considered appropriate and all rooms would be self-contained. The application was accompanied by a Daylight and Sunlight report that indicates the rooms are acceptable under the BRE guidelines for the Average Daylight Factor. The submitted report concluded that the proposal would exceed the 1.5% pass mark for each room.

The CPG guidance (Student Housing) sets a benchmark for shared lounges/recreation rooms of 0.1 to 0.2 sqm per bed space, equivalent to 10 to 20 sqm per 100 students. The SPG guidance also reiterates that new student accommodation provides a benchmark internal area of 15.5 sqm for 1-person student housing studios (i.e. units that include kitchen, shower and bathroom) and all the new units would be policy compliant. Moreover, it is important to ensure that occupants have rooms that are appropriately sized with a good level of natural light, access to some outdoor amenity space and communal areas. There would be a large multi-use social space of 220sqm at ground floor with 47.2 sqm gym and 70sqm where there are sofas, TV screen, chairs and tables for communal use at basement level.

There is a requirement arising from London Plan Policy 3.8 and Local Plan H9 for the development to provide "a range of accommodation that is affordable to the student body as a whole". The applicant has not provided affordable rooms as part of the mix in this development and as such in order to address affordability the applicant has agreed to contribute a Payment in Lieu of £7,925 towards the provision of affordable housing in the borough this would be secured via s106 legal agreement.

The proposal involves associated works at basement level including the installation of full length windows and re-cladding of the external walls between the ground and third floors. The details of the proposed cladding would be secured by condition. Thus, it is not considered that the proposed works would have an impact on the character and appearance of the host building or the surrounding streetscene.

- 2 The Council's Private Sector Housing Officer raised concern that these living rooms may not meet HMO standards as currently designed as the accommodation is arranged with the rooms opening off the kitchen door and students would have to pass through them to reach a fire escape. However this layout was acceptable in the original approval and all the new student rooms will be fitted with fire/smoke detection which is linked back to the main building's fire alarm and site management system. This is considered sufficient to mitigate the fire hazard and is acceptable.

Concerns regarding outlook have been adequately addressed and the design revised following officer's comment. The current courtyard is clad with an off-white rain screen cladding system, which at the lower level would be replaced with mirror reflective cladding panels that would provide increased reflectance

to illuminate the small courtyard with daylight. The existing tall planting and silver birch structures would be removed, and more manageable low level type of planting would be introduced to maintain visual amenity for the new student rooms.

The change of use and proposed minor external alterations, would not cause harm to the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight. Moreover, it is not considered that the 7 additional self-contained units at basement level would lead to unaccepted noise and disturbance locally.

Following advice from the Council's transport planner, proposed cycle parking capacity for the whole building including the converted floorspace was increased to the minimum requirement of 6 long-stay cycle parking spaces which will be secured by condition.

One public comment was received following statutory consultation and duly considered in the consultation summary. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A4, D1, H1, H4, H9, T1 and T2 of the Camden Local Plan 2017. The proposal 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 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.
- 5 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.
- 6 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.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment