

Application ref: 2019/6184/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Email: [Jennifer.Walsh@camden.gov.uk](mailto:Jennifer.Walsh@camden.gov.uk)  
Date: 3 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Sixty Two Limited  
64 Vernon Avenue  
Raynes Park  
London  
SW20 8BW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**1st Floor Rear  
20 Hanway Street  
London  
W1T 1UG**

Proposal:

External alterations including erection of roof extension with 5 x roof windows and a lightwell, associated with change of use from ancillary A1 space to residential C3 to create a new 2 bed flat.

Drawing Nos: Site Location Plan; 1689-02 Rev B; 1689-03 Rev B; 1689-04 Rev H;  
1689-09 Rev E; Daylight and Sunlight report July 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 policy 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 :

Site Location Plan; 1689-02 Rev B; 1689-03 Rev B; 1689-04 Rev H; 1689-09 Rev E; Daylight and Sunlight report July 2020;

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

Informative(s):

- 1 Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough. The London Plan requires the provision of 2x cycle parking spaces for a single family dwelling. Due to there being no external accommodation for where these can be facilitated, the cycle spaces would need to be informally accommodated within the unit. Policy T2 seeks to limit the availability of car parking in the borough and requires all new development to be car-free. A legal agreement will secure the new dwelling as car-free.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies G1, H1, A1, D1, D2, CC1, CC2, CC3, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; the London Plan (Intend to publish) 2019; and the provisions of the National Planning Policy Framework 2019.

- 2 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 3 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.
- 4 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).
- 5 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.

- 6 Reason for granting permission-

The property forms part of two Hanway Street fronting units (Numbers 20 and 22) , but its main elevation frontage is on Hanway Place. This application relates to the first floor rear element of 20 Hanway Street and seeks permission to build a roof extension, with 5 rooflights and change the use of the site from an A1 shop storage to a 2 bedroom residential unit. The existing unit is a small A1 unit which has been used as a storage function for many years, but has been vacant for over one year. The existing unit was used as storage in

conjunction with the retail unit which fronts Hanway Street and the floorspace itself has no street frontage. The unit is accessed via 20 Hanway Street, up an internal stair to the first floor level. It is proposed that the existing roof, with a large roof lantern is removed and an additional level of residential floorspace is developed. The roof would be predominantly flat with one part of the roof sloping down towards the rear elevation fronting Hanway Place and would have 5 rooflights. The existing window to Hanway Place would be enlarged and an additional window is to be added to allow more light into the residential unit at first floor level.

Policy D1 seeks to secure high quality design in all development. The existing building is a two storey building with a clear 'rear' entrance typology fronting Hanway Place. The building has a large blocked up double door way, and a fire escape door with a window to the ground floor level and an existing window at first floor level. Due to the height of the parapet as existing as well as the taller neighbouring properties, the increase in the roof height is not going to be dominant in long or short views. The proposed design of the roof extension and the changes to the windows are not considered to harm the wider conservation area nor the building itself.

Concern was raised through the process of the application in relation to the increase of height to the wall which would be built to support the roof. Between the rear of the application site and 22 Hanway Street there is a lightwell which is sought to be extended in order to accommodate the additional height which is proposed to form the roof extension. To the rear of 22 Hanway Street there is a window which serves a current store room to the neighbouring Bar (A4) use. However, a Daylight and Sunlight report has been submitted in support of the application and states that the levels received to the neighbouring window would be acceptable. It should be further noted that the whole site is in the same ownership and therefore we have been party to the existing floorplans of the unit. The unit is ancillary accommodation the bar (A4) use and therefore a further planning application would need to be submitted before it could be used as habitable accommodation. Within the daylight and sunlight report, levels of sunlight which the new accommodation would receive are slightly lower than the default recommendation levels. It is considered in this instance, due to the width of Hanway Place it would not be possible to achieve these levels and the levels to be received are typical for the dense environment. Therefore, whilst the unit would be single aspect due to the orientation of the building against the retail units, the proposed dwelling would provide an adequate standard of living for future occupiers in terms of size, layout, orientation and outlook; amenity and storage space etc.

- 7 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer