

Application ref: 2020/3657/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 21 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
www.camden.gov.uk/planning

Lichfields
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
62 Doughty Street
London
WC1N 2JZ

Proposal:

Temporary subdivision and change of use of No.62 Doughty Street from C3 use to mixed B1 commercial floorspace with ancillary residential accommodation and a single self-contained residential unit at lower ground floor level for a 3 year period.

Drawing Nos: Site Location Plan DR-A-1000 Rev B; 1001; 1005; 1010; 1011; 1011A; 1012; 1012A; 1013; 1013A; 1014; 2001; 3001; 3002;

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 1001; 1005; 1010; 1011; 1011A; 1012; 1012A; 1013; 1013A; 1014; 2001; 3001; 3002;

Reason:

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

- 4 The use hereby permitted is for a temporary period only and shall cease on or before 3 years from the date of occupation, at which time the premises shall revert to their former lawful use which is C3 Dwelling house.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 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 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.
- 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 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.

- 5 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 6 Reason for granting permission-
62 Doughty Street is listed for its group value as part of a terrace of 23 Grade II listed buildings; however, the list description states that it was completely rebuilt in 1974.

The application proposes no external alterations which would impact on the listed terrace and as the interior dates from 1974, the fairly minimal internal interventions shown would not result in loss or alteration to historic fabric. As no external works are being proposed, the works would not impact on the significance on the listed building or the adjoining group, nor would they adversely impact on the character and appearance of the Bloomsbury conservation area, in compliance with Local Plan Policy D2.

Planning permission for the change of use of this Grade II listed building was granted in 2010 for the change of use from B1 offices to a single dwelling house (ref. 2010/0187/P). Evidence has been provided during the process of the application that shows the building has been in C3 use and that the building is currently vacant. The proposals are temporary in nature and are expected to last for a period of 3 years, after which it is stated that the building will return to use as a single family dwelling.

The proposals would result in a 2 bedroom flat being provided at lower ground floor level, with office use at ground, first and second floor level, with ancillary residential accommodation at third floor level. The proposed lower ground floor flat can be accessed via the external lightwell steps from Doughty Street or via the main front door on Roger Street using the internal staircase or lift. The proposed third floor 1 bedroom flat would have its own front door and would be accessed via the internal staircase or lift.

Policy H3 of the Local Plan states that the Council will resist development that would involve a loss of residential floorspace. Whilst the property would involve a temporary change of use of the majority of the building from C3 - B1,

a proposed self contained flat would be provided at the lower ground floor level and therefore, there is no technically loss of units and due to the temporary nature of the proposal, the proposed change of use from a large C3 unit to a 2 bed C3 unit and ancillary residential accommodation is considered acceptable in this instance. Policy E2 supports the provision of employment premises especially within the Central Activities Zone. A condition is recommended to be added to the permission to ensure that this is a temporary permission for three years to ensure that there is no overall loss of residential units.

In line with Policy T1 of the Local Plan, cycle parking at developments is expected to be provided in accordance with the standards set out in the London Plan. However, given the Grade II listed status of the property it is difficult to envisage how cycle parking could be accommodated without unduly affecting either the setting of the building or the internal layout. As such, it is considered that the requirement for cycle parking can be waived in this particular instance.

In line with Policy T2 of the Local Plan, both of the proposed residential units and the proposed office space should be subject to Resident/Business parking permit free restrictions which should be secured by means of a Section 106 Agreement.

Due to the proposals including no external alterations it is not considered that the proposals would harm the amenity of nearby residential occupants in terms of daylight, outlook or privacy.

- 7 No objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies A1, D1, D2, E2, T1, T2 and T3 of Camden's Local Plan (2017), the London Plan 2016, the London Plan (intend to Publish) 2019 and the National Planning Policy Framework 2019.

- 8 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.

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 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer