

Application ref: 2019/3867/P
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Date: 6 May 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lipton Plant Architects
Seatem House
39 Moreland Street
London
EC1V 8BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
16 Cleveland Street
London
W1T 4HX

Proposal:
Conversion of 2 flats into a single family dwelling house (Class C3) and associated external alterations
Drawing Nos: Existing plans: 548.(1).0. 000; 0.001 rev C; 0.002 rev D; 0.003 rev C; 0.004 rev B; 0.005 rev C; 0.006 rev C; 0.007 rev C.
Proposed plans: 548.(1).1.1. 001 rev B; 1.002 rev C; 1.003 rev B; 1.004 rev A; 1.005 rev A; 2.001 rev E; 3.001 rev C; 4.001 rev C; 4.002 rev A; 6.001 rev A; 6.002 rev A; 6.003 rev C; SK.001; Extract from Select A Glaze relating to Horizontal Sliding Series 20 Slimline windows; Design and Access Statement (548-CLE-009 Revision B) dated February 2020 prepared by Lipton Plant Architects.

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:
548.(1).0. 000; 0.001 rev C; 0.002 rev D; 0.003 rev C; 0.004 rev B; 0.005 rev C; 0.006 rev C; 0.007 rev C; 548.(1).1.1. 001 rev B; 1.002 rev C; 1.003 rev B; 1.004 rev A; 1.005 rev A; 2.001 rev E; 3.001 rev C; 4.001 rev C; 4.002 rev A; 6.001 rev A; 6.002 rev A; 6.003 rev C; SK.001; Extract from Select A Glaze relating to Horizontal Sliding Series 20 Slimline windows

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

Informative(s):

- 1 Reasons for granting permission.

Policy H3 seeks to protect existing housing and states that the Council would not support the loss of two or more dwellings. The proposal would be considered acceptable in this instance as it would result in the loss of just one residential unit and would provide a larger single family dwelling within a ward where there is a recognised low proportion of large dwellings (Bloomsbury). The residential dwelling would be generously sized providing 283 sqm of internal floorspace which would comply with the minimum space standards of the London Plan (129 sqm) and Interim Housing CPG. The proposed dwelling would have an acceptable layout, ceiling height, room sizes and provision of sunlight, daylight ventilation and outlook.

A number of amendments have been sought to the scheme during the course of the application. Various elements have been omitted including CCTV cameras on the front elevation, and an air vent on the front elevation as they were considered unacceptable on the historic building due to additional clutter.

The replacement of the basement door on the rear elevation with a new timber framed single panel glazed door is considered acceptable and would not harm the appearance of the property.

The minimal external changes that are proposed would not have a detrimental impact on the character and appearance of the listed building and conservation area. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and

Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would no impact on amenity of neighbouring occupiers in terms of daylight, outlook or privacy.

Policy T2 of the Camden Local Plan requires all new development to be car-free in the borough. Paragraph 5.8 of the Transport CPG advises that 'where proposals result in a less intense use of the site, the Council will also seek car-free development and a reduction in the parking provision'. As the proposal would result in the conversion of the existing 2 flats into a single family dwelling, this policy would apply. The existing occupiers are returning to the property so they would still be eligible to apply for a residents parking permit for on-street parking. Any future occupier or new occupier would not be able to apply for a residents parking permit. A car-free development would be secured by s106 legal agreement.

The site's planning history has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, H3, D1, D2, T1, and T2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 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 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.
- 6 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).

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
Chief Planning Officer