

Application ref: 2020/1031/P  
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Date: 17 December 2020

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

Phone: 020 7974 4444

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Lanyon Hogg Architects Ltd.  
3, Hill House Close  
Winchmore Hill  
London  
N21 1LG

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**14 Argyle Street**  
**London**  
**WC1H 8EG**

**Proposal:**

Erection of two storey rear extension and external alterations plus the subdivision of property to two selfcontained flats (Class C3).

Drawing Nos: 572 53A, 572 51B, 572 52, 416.04, 572 01, 572 02

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: 572 53A, 572 51B, 572 52, 416.04, 572 01, 572 02

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a two storey rear extension at the site associated with the proposed conversion of the existing dwelling into one 1 bed flat and one 3 bed flat. The proposed rear extension matches the extension that was approved recently in 2018 (ref: 2018/5910/P and 2018/6326/L) whilst the proposed conversion of the site into two flats was approved in 2010 (ref: 2009/1340/P and 2009/1342/L). The latter approvals have now lapsed. The current application therefore seeks to combine the previously approved extension and conversion works into one permission.

The size and scale of the proposed rear extension is considered to represent a subordinate addition that would not cause harm to the original character and historic significance of the host building. Furthermore, the extension would be located to the rear of the terrace and be of a similar size, siting and design to the existing two storey rear extension at the rear of no. 12 (and markedly smaller than the extension at the rear of no.16). Therefore, the proposal would not harm the architectural integrity or historic setting of the Listed Building and adjoining terrace and would not have a significant impact on the character and appearance of the Conservation Area.

Policy H7 of the Local Plan states that the Council will seek to ensure that housing development and the conversion of existing homes contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The current application proposes to convert an existing 4 bed house (low priority) into a 1 bed flat (lower priority) and a 3 bed flat (high priority). Therefore, whilst the proposals would include the provision of a lower priority 1 bed flat, they would also provide a high priority 3 bed flat at the site which is welcomed. The proposed residential mix is therefore considered acceptable.

The proposed 1 bed flat would have a Gross Internal Area (GIA) of 54sqm,

which would exceed the minimum 50sqm GIA prescribed in the national space standards. The proposed 3 bed (three storey) flat would have a GIA of 126sqm which would exceed the minimum 108sqm GIA requirement for a dwelling of this size. Both flats would be dual aspect and would receive good levels of natural light as a result. As such, the proposed dwellings are considered to be of an acceptable size and layout and would ensure a good standard of accommodation is provided.

Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new residential developments in the borough to be car-free. The current application would create two new flats at the site. As such, both of the proposed new flats would be secured as car-free units via a S106 legal agreement.

The size, scale and location of the proposed rear extension would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special regard has also 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 proposal is in general accordance with policies D1, D2, A1, H1, H7 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 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 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 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



Daniel Pope  
Chief Planning Officer