

Application ref: 2020/2461/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 21 May 2021

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

FT Architects Ltd
FT Architects Ltd
Hamilton House
WC1H 9BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**28 King's Mews
London
WC1N 2JB**

Proposal:

Conversion of existing single family dwelling into 3 x self-contained flats.

Drawing Nos: Existing: 200_03_101, 200_02_00, 200_02_01, 200_02_02, 200_02_03, 200_02_04, Proposed: 200_03_29, 200_03_30, 200_03_31, 200_03_26 Rev B, 200_03_27, Support: Internal Daylight and Sunlight Report prepared by Waldrams dated 28th October 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 Existing: 200_03_101, 200_02_00, 200_02_01,

200_02_02, 200_02_03, 200_02_04, Proposed: 200_03_29, 200_03_30, 200_03_31, 200_03_26 Rev B, 200_03_27, Support: Internal Daylight and Sunlight Report prepared by Waldrams dated 28th October 2020

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

- 3 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 Reasons for granting permission:

Permission is sought to convert a three-bedroom single family dwelling into three self-contained flats. The proposal comprises:

Flat 1 (Basement and ground floor): 1-bedroom, approx. 82.8 sqm usable floorspace.

Flat 2 (Ground and first floor): 2-bedroom, approx. 70.1 sqm usable floorspace.

Flat 3 (Second and third floor): 2-bedroom, approx. 78 sqm usable floorspace.

All flats would meet the Nationally Described Space Standards (provided that flat 2 is used by a maximum of 3-persons). All flats would be dual aspect and would be considered to have sufficient levels of daylight and sunlight as well as sufficient ventilation, as supported by the submitted internal daylight/sunlight assessment. The internal layout of the new flats is considered acceptable.

With regard to housing mix, Policy H7 (Large and small homes) seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The Dwelling Size Priorities Table states that 2-bedroom and 3-bedroom market units are a high priority and 1-bedroom units are lower priority. The proposal would result in the loss of one 3-bedroom unit and the creation of 2x 2-bedroom units and 1x 1-bedroom unit. Therefore the proposal would create one additional high priority unit and one additional low priority unit and as such would be acceptable.

All flats would be secured as car-free by way of a section 106 legal agreement in order to ensure there is no transport impact in accordance with Policy T2. A financial contribution for a bike hangar and a traffic management order would also be secured by way of section 106 legal agreement in order to meet the cycle parking requirements of Policy T1.

Due to the location and nature of the proposals and the fact there are no external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, H1, H3, H6, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, new draft London Plan intend to Publish 2019 and the National Planning Policy Framework 2019.

- 2 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.
- 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 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

- 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 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