

Application ref: 2021/3345/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 7 February 2022

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

Savills
33 Margaret Street
London
W1G 0JD

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 Great James Street
London
WC1N 3DP**

Proposal:

Change of use from office (Class E) to residential (Class C3)
Drawing Nos: PL101 REVA; PL102 REVA; PL103; PL104 REVA; PL105; PL106;
PL107; PL108; PL109; PI110; PI111; EX00; EX01; EX02; EX03 REVA; EX04; EX05;
EX06; EX07; EX08; EX09; EX10; EX11; Heritage Statement commissioned by PEEK
Architect Design dated June 2021; Accessibility and Inclusive Statement
commissioned by PEEK Architect and Design dated 6 July 2021 and Suupplimentary
Statement commissioned by Savilles dated 5th November 2021.

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: PL101 REVA; PL102 REVA; PL103; PL104 REVA; PL105; PL106; PL107; PL108; PL109; PI110; PI111; EX00; EX01; EX02; EX03 REVA; EX04; EX05; EX06; EX07; EX08; EX09; EX10; EX11; Heritage Statement commissioned by PEEK Architect Design dated June 2021; Accessibility and Inclusive Statement commissioned by PEEK Architect and Design dated 6 July 2021 and Supplementary Statement by Savilles dated 5th November 2021.

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

- 3 Prior to occupation, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The proposals are for the conversion of the existing office to a single dwelling house. The Council resists the loss of business space unless it is sufficiently justified; however, it is noted that Policy E2 suggests that the future supply of office space in the borough can meet projected demand; and the Council will consider alternative uses for older office premises, such as the application site. The application building was originally built as a dwelling house and has room layouts and sizes that are not flexible or suitable for modern office accommodation. Due to its listed status, further internal alterations to the historic plan form are unlikely to be acceptable. Furthermore, the change back to a dwellinghouse would see the removal of many harmful interventions associated with the office use. Housing is identified as the priority land use in the Local Plan, and the Holborn and Covent Garden Ward has been identified as having a low proportion of large dwellings. The proposal is therefore acceptable in land use terms in this instance.

The proposed residential dwelling would exceed the National Described Space Standard for a 5 bedroom 8 person unit over 3 storeys of 134sqm with a floor area of 550sqm (GIA). The property benefits from regular sized and shaped rooms, and good access to natural light and ventilation. Given the proposals involve a conversion of an existing listed building, the limited amount of external private amenity space is acceptable. Likewise, it is acknowledged that the development would not provide step free access to future occupants, but given such interventions would likely cause harm to the historic fabric and plan form, this is acceptable in this instance. Overall, the development would provide a good standard of occupation for future residents.

An affordable housing contribution would be required as the development

provides more than 100sqm new residential floorspace. The proposed development would provide a single family unit of 550 sqm (GIA), and therefore has a capacity for six new homes based on the calculation set in Housing CPG (2021) and Policy H4. A payment-in-lieu of affordable housing is therefore considered acceptable for this site; the required amount would be $(550\text{sqm} \times 12\% \times £5000) = £330,000.00$ which would be secured by S106 agreement.

The application building is a grade II* listed Georgian town house dating from 1720-24. The building has previously been laterally connected with number 15 and is presently in use as an office. A large extension exists to the rear at basement and ground floor level and the rear elevation has been rebuilt and extended. Despite the level of alterations that have taken place the interior and plan form of the original part of the building survives remarkably well intact, especially on the principal floors where historic panelling survives.

The proposals have been reviewed by the Council's Conservation Officer who considers the proposed alterations to be sympathetic to the building and would restore it back to its original use as a single dwelling house which is welcomed. Alterations are mainly confined to non-original parts of the building and where partitions are installed within the original part these are either reinstatements of the original or in areas that have already been significantly altered. As such, the proposals would preserve the special interest of the listed building.

The proposed new dwelling would need to be car-free in accordance with policy T2, this includes limiting the availability of both off street and on street parking, which will be secured by S106 agreement. Two long stay cycle parking spaces are required, and although these aren't shown on the plans, it is considered they could be easily provided at basement or ground level and as such, details shall be secured by condition. Â Â

- 2 The alterations to the property and the conversion to residential would have minimal impact on neighbouring amenity in terms of daylight / sunlight, noise and overlooking.

No objections have been received and the Bloomsbury CAAC confirm they have no objection to the proposals.

The planning and appeal history of the site and surrounding area has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. 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.

As such, the proposed development is in general accordance with policies H1, H4, H6, H7, C5, E2, D1, D2, T1, T2 and A1 of the Camden Local Plan 2017.

The development also accords with the NPPF 2021 and the London Plan 2021.

- 3 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).
- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

- 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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer