

Application ref: 2019/6378/P
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Date: 4 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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Peter Pendleton & Associates Ltd
Upper floors 97 Lower Marsh
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SE1 7AB
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**7 John Street
London
WC1N 2ES**

Proposal:

Change of use of a Grade II listed building from an office (Class B1) and a residential flat (Class C3) to a single family dwelling house (Class C3).

Drawing Nos: Location Plan (JHN-EX-1), Site Plan (JHN-EX-2), JOH-1, JOH-2B, JOH-3B, Marketing Report (Kinney Green July 2020), Planning Statement

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: Site Plan (JHN-EX-2), JOH-1, JOH-2B, JOH-3B

Reason:

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

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 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.
- 4 The principle of the change of use of existing offices to alternative uses is covered in Policy E2 of the Camden Local Plan (2018). The policy advises that development of business premises for non-business uses will be resisted unless it can be demonstrated that the site or building is no longer suitable for its existing business use and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business has been explored over an appropriate period of time.

The existing offices are vacant and the marketing report which has been submitted demonstrates that the building is inappropriate for continued use as offices due to the internal configuration and the lack of necessary building services. Being a Listed Building it is highly unlikely that the building could be refurbished to provide viable offices with the requisite services without causing irreparable loss to the architectural and historic integrity of the building which would be resisted by the Council on Listed Building grounds.

The letting agent has also confirmed that the offices have been marketed since earlier this year but that there has been a significant downturn in the demand for offices and that this is unlikely to change for some time to come.

The proposal is not therefore considered to result in the loss of viable offices contrary to policy E2.

The application building was originally built as a dwelling house and the change of use of the offices to a single house would comply with policy H1 of the Local Plan for providing new houses in the Borough. The Holborn and Covent Garden Ward has been identified as having a low proportion of large dwellings.

Policy H4 (Maximising the supply of affordable housing) requires new residential developments of one or more dwellings, where a minimum of 100 sq m GIA of housing floorspace is created, to include a contribution to the provision of affordable housing in the Borough. There is a sliding scale for schemes up to 25 new homes, starting at 2% for one home and increasing by 2% for each home added to capacity.

The new dwelling would have a GIA of 449sq. m. The percentage affordable housing target would be 8% (Capacity for 4 units (where 100sq. m is considered to be capacity for one unit), so $4 \times 2\% = 8\%$ contribution).

The proposal has a floor area of 449sq. m GIA (472.8sq. m GEA), and 4 unit capacity (8%). The PIL would be calculated at £2,650 per sq. m. The total PIL is $472.8\text{sq. m} \times 8\% (0.06) \times £2,650$ which equals a payment of £100,233.60.

This policy compliant PIL sum of £100,233.60 shall be secured by S106 legal agreement

The new dwelling would exceed the minimum space requirement for a 4 bedroom house on three storeys (i.e. 130 sq m) in the Technical Housing Standards and all its habitable rooms would be well-sized and adequately naturally lit. The house would have a 137 sq m rear garden.

There are no physical changes proposed to the building and the change of use to a house would not harm the architectural or historic integrity or the character of the Listed Building. It is noted in the Bloomsbury Conservation Area Appraisal and Management Strategy that the historic built form comprises townhouses and that throughout the area there is an increasing trend to return to townhouses and the proposed change to a house would preserve the character and appearance of the Conservation Area.

- 5 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 (ERR) 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 (ERR) 2013.

There would be no impact upon the amenity of adjoining occupiers. No

extensions are proposed and the proposal would not cause any significant increases in noise or disturbance.

No on-site parking is proposed in accordance with LB Camden policies T1 and T2. To ensure that the proposal does not result in increased car use contrary to the Council's policies for sustainable transport future residents are to be excluded from obtaining car parking permits as part of the legal agreement.

Cycle parking facilities in accordance with the minimum requirements of the London Plan would be provided in the basement lightwell at the front of the site.

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.

As such, the proposed development is in general accordance with H1, H4, H6, H7, E2, D1, D2, T1, and T2 of the Camden Local Plan 2017. It would also comply with the Bloomsbury Conservation Area Appraisal and Management Strategy 2011.

- 6 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.
- 7 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)

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer