

Application ref: 2021/4360/P
Contact: Obote Hope
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Date: 4 May 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:

**125 Albert Street
London
NW1 7NB**

Proposal:

Erection of a full width rear extension following the demolition of the existing ground floor outrigger extension and two outbuildings associated with the use of the property as a single family dwelling.

Drawing Nos: EX-1.00; EX-1.01; EX-1.02; EX2.00; EX2.01; EX2.02; PL-0.00; PL-1.00; PL-1.01; PL-1.02; PL-2.00; PL-2.01; PL-2.02; PL3.00; PL3.01; PL3.02; Heritage Statement commissioned by HCUK Group dated August 2021; Cover Letter from Savills dated September 2021; Costing commissioned by GSB/Building; Design and Access Statement commissioned by M O R S + H A R T E Architects dated August 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: EX-1.00; EX-1.01; EX-1.02; EX2.00; EX2.01; EX2.02; PL-0.00; PL-1.00; PL-1.01; PL-1.02; PL-2.00; PL-2.01; PL-2.02; PL3.00; PL3.01; PL3.02; Heritage Statement commissioned by HCUK Group dated August 2021; Cover Letter from Savills dated September 2021; Costing commissioned by GSB/Building; Design and Access Statement commissioned by M O R S + H A R T E Architects dated August 2021.

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the development, details of a strategy for controlling light spill from the glazed roof of the proposed extension shall be submitted to and approved by the Local Planning Authority, in writing. The strategy as approved under this condition shall be installed and permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy A1 of the London Borough Of Camden Local Plan 2017.

Informative(s):

- 1 Planning permission is sought for the erection of a full width extension to the rear elevation following the demolition of the existing ground floor outrigger extension and two outbuildings all associated with the use of the property as a single family dwelling. The property layout indicates that it was used as an HMO (sui-generis). There is no record from a planning and licensing prospective for the use of the property as House in Multiple Occupation. However, the use seems to be in situ for over 4 years.

The fitness for human Habitation Act 2018 requires HMOs to be fit for human habitation and given the dilapidated state of the host building, substantial amount of work would be required to get the property into a habitable state. The supporting text para 3.281 of the Camden Local Plan states: Where such properties do not meet current standards, are in serious disrepair, or have a history of vacancy, we will assess the form of renovation or development best able to provide residential accommodation of reasonable quality and may accept self-containment in some circumstances. The Council will consider the extent of the works required to meet contemporary standards, their likely impact on any designated heritage assets, the cost of restoring the property to

use, the potential rental return from the property, and the prospect of investment coming forward to make the property suitable for occupation as housing with shared facilities.

The site visit confirmed that the building is uninhabitable and there would be considerable upgrading works that would be required to meet relevant standards for housing in multiple occupation. Not only would the cost of the works be likely to be prohibitive for a viable conversion for HMO purposes but the changes to planform and fire safety adaptations required for such a use would be harmful to the heritage value of the listed building. Thus, the conversion back into a residential dwelling is considered more viable and compatible with the building's listed building status than its upgrading for the purposes of bringing it back into HMO use and therefore is acceptable in principle.

Generally, where the Council considers whether to agree the self-containment of HMO accommodation, it would seek further justification with detailed analysis of any cost to convert the building back into its lawful HMO use versus the rental value. However, in this case the works needed for the re-provision of the various bedsits would be even more intrusive and harmful from a Listed Building perspective than the works to fully restore the use a single dwelling house which is the overriding consideration in this instance.

Policy H6 of the Local Plan states that the Council will expect all self-contained homes to meet nationally described space standards. The proposed 2 bed 4 person dwelling would have a Gross Internal Area (GIA) of 140sqm, which would far exceed the minimum 79sqm GIA prescribed in the national standards for 2bed dwelling and the proposed units would be dual aspect. Thus, the proposed dwelling is considered to be of an acceptable size and layout and would ensure a good standard of accommodation is provided.

The proposal includes a new unit and an uplift of 140sqm GIA of floorspace. This would result in a requirement for 2% affordable housing (capacity is rounded up to the nearest 100sqm. Based on measurements taken from the submitted plans / submitted by the applicant and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement. On this basis, a payment in lieu $2.8\% \times 140 \times \text{£}500 = 14,000$ is required towards affordable housing.

- 2 The proposal would see the 'closet addition' on the rear elevation demolished, as well as the later extension attached to it and the proposed extension would be the same height as the existing closet wing on the application property. The proposed extension would be transparent using glazed doors and fully glazed roof and the proposal would be subservient to the "outrigger" element of the extension. The applicant confirmed that the original brick work to the rear elevation will be cleaned, repointed, and expressed within the proposed internal space.

The proposed rear extension would be a sympathetic addition to the host building and the proposal is therefore not considered to cause harm to the character and setting of the adjoining properties in the terrace and officers consider that this would preserve the building character. The rear of the site is

screened from public view due to the density of the buildings that surround it. Therefore, given this limited visibility and the prevalence of similar sized extensions to adjoining properties, the proposed development is not considered to cause harm to the character and appearance of the surrounding conservation area.

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

Special attention has also been paid 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.

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. However, the use of the property as a single dwelling would not result in the intensification of the existing use but be likely to decrease pressure for car parking compared with the existing subdivision into a number of units. Therefore securing the property as "car free is unjustified in this instance". Given the existing constraints the proposal would not accommodate any new cycle storage areas. The limited nature of the proposed works would not generate the need for a Construction Management Plan (CMP) given that construction vehicles can load and unload within the resident permit bays near the site.

All of the proposed rear windows would share the same outlook as the existing windows at the property and would not exacerbate current levels of overlooking as a result. No. 127 has a rear extension which shares the boundary line, and does not consist of windows to the flank elevation the proposal would not have any harmful impact. The rear extension would be setback from the neighbouring window to the rear elevation. Thus, there would not be any significant impact caused in terms of loss of light and overlooking. The glazed roof of the extension could have the potential to cause a certain degree of light pollution but is proposed to be fitted with an internal louvre to both offset overheating and control lightspill as well as for privacy. Further detail as to how the louvres will be used for managing lightspill and requirement for this to be maintained is secured by condition.

Comment was received from the Camden Town CACC which is addressed separately, following statutory consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 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 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer