

Application ref: 2021/3925/P
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Date: 6 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

Brunel Planning
51 Queens Road
Tunbridge Wells
TN4 9LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**25 John Street
London
WC1N 2BS**

Proposal:

Change of use from office (Class E) to single dwelling house (Class C3) and works of conversion including external alterations of replacement stairs to front elevation at basement level, external wall lights to entrance and basement level, and new services to rear.

Drawing Nos: 7000 Design and Access Statement July 2021, 7001 Historic Building Report July 2021, Planning Statement August 2021, Marketing Report 09 August 2021, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1103, 2000 rev1, 2001, 2002, 2003, 2004, 2100 rev1, 2101, 2103, 3000, 4000, 4001, 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103.

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:-
7000 Design and Access Statement July 2021, 7001 Historic Building Report July 2021, Planning Statement August 2021, Marketing Report 09 August 2021, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1103, 2000 rev1, 2001, 2002, 2003, 2004, 2100 rev1, 2101, 2103, 3000, 4000, 4001, 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103.

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 first occupation, cycle parking for 2 bicycles shall be installed as shown on approved drawing numbered 2001 Rev 1 and 2100 Rev 1 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.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling 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.

The application site comprises of a four storey plus basement terraced building. It is located on west side of John Street near to the junction with Northington Street, with John's Mews to the rear. Originally a Georgian townhouse, the building currently comprises offices at basement and ground floors, and 1st to 3rd floors. The surrounding area is predominantly in use as residential and office purposes.

The site is part of an early 19th century Grade II listed terrace located within the Bloomsbury Conservation Area. An Article 4 Direction was introduced to control the change of use of offices to residential in the Central London Area.

The Direction removes permitted development rights for this change of use.

The planning history indicates the site has been in use as offices since the 1950s. The proposal involves the change of office floorspace (Class E) to provide a 3-bedroom dwellinghouse, within the Central London Activity Zone.

Policy E2 aims to protect employment sites and seeks to resist changes to non-business uses. Proposals that involve the loss of business use are required to provide evidence demonstrating the building is no longer suitable for its existing business use and that retaining, reusing or redeveloping the site has been fully explored over an appropriate period of time. The Council will consider the site's location, condition, unit size, and nearby land uses, and may agree the change of use acceptable.

Evidence of a lack of interest in an office use has been submitted in the form of a marketing report demonstrating marketing over two years, since March 2019, at reasonable sale prices and rents with long lease terms.

The marketing report notes that the existing building is not suitable for office use. The accommodation is split over 5 floors, it is not DDA compliant, there is no lift and it has limited potential for modern services. A comparative analysis of properties demonstrate similar sized and aged offices have large floorplates or have been extensively refurbished. The building's heritage significance places constraints on potential internal alterations as the original plan form largely remains.

Following amendments to the Use Class Order in 2020, Class E now includes a wide range of uses within one broad commercial use. Alternative lawful business uses, would likely result in further loss of historic fabric in order to function. On balance, it is therefore considered that the loss of the office space is justified given the period of vacancy, loss of historic fabric required to update to a modern office and layout of the floors. Returning the building back to its original intended use, as a dwelling house would retain original features and harmful modern interventions linked to the office conversion would be removed.

Local Plan Policy H1 indicates that self-contained housing is the priority land use of the borough and the Council will make housing its top priority when considering the future of vacant or underused buildings. Local Plan policy H7 seeks all housing to contribute towards meeting the dwelling size priorities; this policy identifies 3-bedroom market dwellings as a large home with high priority. The proposal creates a large home in the Bloomsbury ward which has a relatively low proportion of large dwellings.

- 2 Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm or more. This is based on the assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu (PIL). The proposal seeks to provide a

new residential unit of 410 square metres of gross internal area floorspace (GIA), a capacity for four new homes, therefore a financial contribution towards affordable housing would be required. This is based on measurements submitted and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement.

On balance, the loss of employment space, the addition of a large single dwellinghouse together with the financial contribution to affordable housing is considered in accordance with policies E2, H3, H4, and H7 of the Local Plan.

The Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with guidance provided by CPG Housing. The Nationally Described Space Standards and London Plan 2021 (Table 3.1) sets out space standards which all new dwellings must meet. The dwellinghouse would substantially exceed the minimum internal floor area requirement for a 3-bedroom, 6-person, and 3-storey dwelling which is described as 108sqm. The dwelling would provide approximately 410sqm GIA. The rooms above basement level retain the majority of the original floor plan to provide dual-aspect accommodation, with adequate floor to ceiling heights that would ensure good levels of daylight and natural ventilation.

The property does not currently benefit from external private amenity space due to the separation of ownership between the site and rear mews property, 17 John's Mews. Due to the amount of internal floor space, including the conservatory, there would be sufficient space for the occupiers' amenity.

The Council's design policy D1 is aimed at achieving the highest standard of design in all developments and heritage policy D2 states that the Council will not permit development that fails to preserve or enhance the character and appearance of that conservation area. The Council's Conservation & Heritage Officer has reviewed the proposals and has no objection in principle subject to the details secured by condition in the decisions. Returning the building to its original residential use and the whole house approach is supported and assessed in the associated listed building consent.

The external alterations are limited to reintroducing traditional metal steps to the front lightwell and external lights which are part of the established character of the street and are acceptable due to their detailed design and materials. They would preserve and enhance the special character of the listed building, group value of the listed terrace and the appearance of the wider Bloomsbury conservation area.

Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by ensuring development does not harm the amenity of neighbouring residents. Given the minor nature of the proposed external alterations, they would not harm neighbouring amenity in terms of outlook, privacy or daylight.

- 3 Policy T2 parking and car-free development, seeks to promote sustainable travel and make private transport more sustainable by requiring all new

developments, and changes of use, in the borough to be car-free, which limits the availability of both off-street and on-street parking for future occupiers. The site has good accessibility to public transport. As the proposals involve the creation of a new residential unit, the development will be made 'car-free' to prevent further off-street parking stress. This would be secured via Section 106 legal agreement.

Policy T1 prioritising walking, cycling and public transport, requires developments to provide cycle parking facilities in accordance with the minimum requirements of the Local Plan and London Plan cycle parking standards. For dwellings with two or more bedrooms, two long stay cycle spaces are required. Due to the historic fabric it is not possible to provide the cycle spaces, step-free at ground level without significant alterations. Instead, two secure, covered cycle parking spaces would be provided within the front vaults. While not fully compliant with guidance, they are acceptable given the constraints of the buildings' heritage significance.

As the proposed development involves only a small amount of construction work and alterations to the internal fabric of the building, a Construction Management Plan is unnecessary in this instance. It is similarly considered that a structural Approval in Principle and highways contribution are not necessary in respect of this application.

No objections have been received following statutory consultation. The planning history of the site and surrounding area was considered in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 A1, D1, D2, E1, E2, H1, H3, H4, H6, H7, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2021.

- 4 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).
- 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 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.
- 7 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.
- 8 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.
- 9 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer