

Application ref: 2021/5063/P
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Date: 3 August 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

IMAGE Architecture Ltd.
86 North End Road
London
NW11 7SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Flat A
44 Camden High Street
London
NW1 0JH

Proposal:

Change of use from a House in Multiple Occupation (Class C4) to 1 x studio flat and 1 x 2 bedroom flat (Class C3).

Drawing Nos: 101 00; 102 01;

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;

101 00; 102 01

Reason:

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

Informative(s):

- 1 The application site is a 4 storey terraced property, located within the Camden Town Conservation Area. At ground level there is a commercial unit and the 1st, 2nd and 3rd floor are in use as a small HMO (C4 use).

The proposal includes the change of use from a small HMO to 1x self contained flat at first floor and a 2 bed flat at second and third floor. The council HMO team have confirmed the previous HMO licence number (which is now revoked) which confirms the C4 use. Policy H10 notes that small HMOs (Class C4) will be treated in the same way as self-contained homes (Class C3) to reflect the freedom in legislation for changes between the two without a planning application. It is only where this freedom to change use has been removed (e.g. by planning condition) that the loss of a small HMO will be resisted. This is not the case in this instance and as such, there is no objection to the loss of the Class C4 use.

In line with Policy H7 the Council will seek to ensure that housing development and the conversion of existing homes contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The current application proposes a 1 bed studio flat (lower priority) and a 2 bed flat (high priority) and therefore provides a good mix of unit sizes in line with Policy H7.

Policy H6 of the Local Plan states that the Council will expect all self-contained homes to meet nationally described space standards. The proposed studio flat would have GIA of 33.8sqm which falls just short of the minimum 37sqm. However, this shortfall of approximately 4sqm is minor and is considered acceptable in this instance.

The proposed 2 bed 3 person flat at second and third floor level would have a GIA of approx. 72.3 sqm which slightly exceeds the minimum 72sqm requirement prescribed in the national standards, and is therefore considered acceptable.

It is noted that the proposed flats would not have access to any private outdoor amenity space. However it is considered that the proposed units would have sufficient floorspace, an adequate layout and acceptable access to natural light and ventilation and as a result would provide an acceptable standard of habitable accommodation.

Regarding amenity, given the nature of the proposal and the continued residential use, it will not harm the amenity of any adjoining residential occupiers by way of loss of outlook, daylight or privacy.

All new residential redevelopments, are required to be car-free in accordance with Policy T2 (Parking and car-free development). A legal agreement is

therefore required to ensure that future occupiers are prevented from obtaining on-street parking permits. Furthermore, to comply with the Council's policies for sustainable transport and mitigating against climate change the proposal is required to provide 3 long-stay cycle parking spaces. Given the site constraints with no space for cycle racks onsite, a financial contribution of £2,100 will need to be made for 3 Bike Hangar spaces on the highway which will also be secured by legal agreement.

Given there would be no external works, the proposal is considered to preserve the character and appearance of the conservation area. 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.

No objections have been received prior to making this decision. The CAAC confirmed they have no objection. 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 policies A1, A4, CC5, H6, H7, H10, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 2 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).
- 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, 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 (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.

- 5 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.
- 6 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.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 It is a requirement of 93B (2) that the development to which the permission relates must be begun not later than 1 May 2021

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



Daniel Pope
Chief Planning Officer