

Application ref: 2022/2565/P
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Date: 15 September 2022

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Gerald Eve LLP
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72 Welbeck Street
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal:

Conversion of internal residential amenity space (residents gym) to a residential unit (C3) with outdoor terrace at Core A6, Phase 1 of the Phoenix Place development.

Drawing Nos: Existing and proposed drawings: 03-UG Rev P02; P-01-G01 Rev P02; MP1-SHE-BA6-UG-GA-A31-601102 Rev I; 03-001 Rev P01; 05-001 Rev P01; 05-007 Rev P01; 05-201 Rev P01; 05-207 Rev P01.

Supporting documents: Cover letter dated 08/06/2022 (ref. NJB/SAWE/KAT/U0014114); Energy efficiency impact compliance letter dated 20/05/2022.

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:

Existing and proposed drawings: 03-UG Rev P02; P-01-G01 Rev P02; MP1-SHE-BA6-UG-GA-A31-601102 Rev I; 03-001 Rev P01; 05-001 Rev P01; 05-007 Rev P01; 05-201 Rev P01; 05-207 Rev P01.

Supporting documents: Cover letter dated 08/06/2022 (ref. NJB/SAWE/KAT/U0014114); Energy efficiency impact compliance letter dated 20/05/2022.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting approval.

The application site relates to an approved ancillary space (a resident's gymnasium) on the upper ground floor of a largely completed building consented under 2013/3807/P dated 30/05/2013, which included four new buildings (5 to 15 storeys in height) and 345 residential units. This space was created through internal revisions to oversized units (via a non-material amendment ref. 2018/0817/P dated 01/05/2018) and its loss is considered to have little detriment as there are ample communal spaces within the wider development and a Health and Wellness Centre (with gymnasium for residents of the development only) in Phase 2 of the development that residents would have access to. Phase 1 of the development (of which the application site is within) is substantially completed and mostly occupied. Fit out works on the existing space have been completed for a gymnasium use (it is currently filled with equipment). Officers consider the building and use well implemented and are satisfied with the approach of a standalone permission to convert the ancillary residential space to a home. The proposals do not result in any land use issues and the unit is considered to be of sufficiently high quality.

Whilst the proposal would not trigger an affordable housing contribution in its own right, the development is considered in the context of a wider permission where the balance of tenures across the masterplan would be altered. Therefore, a payment in lieu towards affordable housing has been offered by the applicant of £8,700. This is based on there being capacity for an additional

home and providing a contribution in proportion to the new unit created, using the £5,000 payment in lieu multiplier.

The external works are minor and include railings and a new access door (in keeping with the rest of the development) to provide a terrace and associated access to it. Overall the proposals have minimal impacts on the appearance of the building or surrounding area. No material residential amenity impacts are raised. The quality of residential accommodation for prospective occupiers would be acceptable, with the residential amenity being comparable to the remaining units in the development.

In accordance with Policy T2 of the Camden Local Plan, the new unit will be car-free and exempt from any on-site parking. This is secured by way of legal agreement. A total of 431 cycle parking spaces are being provided across the larger development as per the original planning permission and as such it is considered that in this particular case there is no requirement to provide an additional separate space for the new unit. As the larger development is nearing completion and only internal works are proposed to convert the unit, it is considered that there is no requirement from this particular application for a Construction Management Plan, Servicing Management Plan or any further transport related planning condition or planning obligation.

No comments from adjoining occupiers have been received as part of this application. The site history has been duly considered as part of the assessment of this case.

As such, the proposal is in general accordance with policies H1, H4, H6, H7, D1, D2, T1, T2, CC1, CC2, CC3, CC5, A1 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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).

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:

<https://www.gov.uk/appeal-planning-decision>.

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