

Application ref: 2021/6213/P
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Date: 7 October 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
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Richard Bonshor Chartered Architect
3 Church Close
Bucklesham
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IP10 0DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**184 Eversholt Street
London
NW1 1BL**

Proposal:

Change of use of ground and basement floors from mini-cab office to a self-contained maisonette (Class C3), erection of two storey rear extension (following removal of existing single storey rear extension), reinstatement of front lightwell with new stair and railings from ground to basement, creation of access to garden at the rear, new door and window openings at basement and ground floor level on the front and rear elevations, alterations to the ground floor front facade, and new cycle and waste storage.

Drawing Nos: 202134-01; 202134-02; 202134-P-03 rev A; 202134-P-04 rev A;
202134-P-05 rev C; 202134-P-06 rev B.

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:
202134-01; 202134-02; 202134-P-03 rev A; 202134-P-04 rev A; 202134-P-05 rev C; 202134-P-06 rev B.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Details including sections at 1:10 of front railings and gates including details of finials;
 - b) Plan, elevation and section drawings of new front window and doors including details of single glazed timber framed sash windows within rectangular and semi circular arched frames at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The cycle storage area hereby approved shall be provided in its entirety prior to the first occupation of the new unit 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.

Informative(s):

- 1 Reasons for granting permission-

The proposal includes a change of use of a mini-cab office to a self-contained residential dwelling. There is no protection afforded to a mini-cab office (Sui Generis use) and the principle of the change of use is therefore considered acceptable. The proposal would result in the loss of 47 sqm of employment

floorspace. The mini-cab office ceased operating prior to May 2021 and is not registered on the business rates valuation database. No marketing information has been provided in support of the application. Although it is not clear how the mini-cab office had operated and what the number of employees were, it is likely to have employed not more than one person onsite to manage the operation. Given the small size of the floorspace and nature of the use as well as the mainly residential nature of the surrounding area, the proposal would not result in a significant loss of employment-generating opportunities and would be acceptable in this instance. The proposal includes a change of use to residential unit which is a priority use consistent with policy H1 and is considered acceptable in land use terms.

The minimum floor area (GIA) for a 2 person one bed flat is 58 sqm as per the Governments Nationally Described Internal space standards. The proposed flat would have a gross internal area (GIA) of approx. 57 sqm. Although there is a minor shortfall in overall floorspace of 1 sqm, the flat would be dual aspect with window openings serving all habitable rooms which would provide sufficient daylight and outlook. This, together with the internal layout of the new dwelling, would provide an acceptable standard of residential accommodation. There is access to the rear garden which provides adequate external private amenity space.

Policy H7 states that the Council will seek to ensure that all housing development, including conversions of non-residential properties contribute to meeting the priorities set out in the dwelling size priorities table. The table outlines that 2 and 3 bed dwellings are a high priority with 1 bed units being low priority in the Borough. The proposal would provide a 1 bedroom flat which is identified as a low priority unit; however it is constrained by its floor area. The existing upper floors unit on the first and second floors is a 3 bedroom maisonette. Overall the units within the building would continue to provide a variety of sizes of homes and is considered acceptable.

The proposed two storey half width rear extension at basement and ground floor level would replace an existing ground floor extension of a similar size. The extension would be slightly larger in terms of its footprint (1.3 sqm larger in size) and would be taller by 0.3m; however located on the rear of this 3 storey plus basement building, it would remain subservient in terms of its size and height in relation to the main building and would be similar in size to existing extensions along this part of the terrace. The rear elevation of the building is of limited architectural merit and the rear extension would be designed to be subservient to the original building without detriment to the character or appearance of the building or the terrace as a whole. The extension would be constructed from London stock brick which would match the rear elevation of the building.

- 2 The building forms part of a locally listed terrace (nos 138 to 186 Eversholt Street). Its group value and contribution to the townscape is noteworthy due to its height, repetition and materials. It is therefore important to ensure that any changes to the front elevation of the building are very carefully considered in the context of the building itself and the wider terrace. The reinstatement of the front lightwell with new external stair from ground to basement level is considered acceptable subject to detailed design. The majority of the buildings

along this part of the terrace have front lightwells so these works would reinstate an original feature which is supported. The ground floor railings to enclose the lightwell shown on the proposed plans are simple in terms of their design. The front lightwell railings on the properties within the remainder of the terrace are also simple in design but include finials on the railings adjacent to the street. A condition would be attached to any permission to secure the details of the railings to ensure they match the design and materials of the adjacent railings to preserve the character of the street.

As noted above, the building is locally listed as part of the wider terrace which has a uniform appearance with similar features such as domestic sized single glazed timber framed ground floor windows set within rectangular frames, further set within semi-circular arched frames, iron railings and the elevations finished in white stucco render. The proposal would include the removal of the existing shopfront and fascia and replacement with a new domestic sized sash window and stucco render. These alterations will enhance the character and appearance of the property and streetscene. In order to ensure that the details exactly match the remainder of the terrace to maintain its character and appearance, a condition would be attached to secure the details of all new windows, doors and detailed materials to be used on the front elevation.

Other external alterations include a replacement window at basement level on the front elevation and installation of double doors at basement level on the rear elevation with new external steps up to the rear garden. These are considered acceptable in terms of size, detailed design and finish.

The proposed rear extension would be screened by the existing high level brick wall which bounds the site to the north. It would not have an adverse impact on the daylight, sunlight or outlook from neighbouring windows in nos. 27-30 Johnson House, Cranleigh Street. The extension would be set away from the boundary with no. 182 Eversholt Street by 2m. Although the extension would be closer to this boundary than the existing, it would remain single storey in height when viewed from the rear garden of the neighbouring property and would be considered to have a satisfactory relationship with it in terms of amenity.

Cycle parking is provided off-street at basement level within the front courtyard area. In order to ensure accessibility a cycle wheeling ramp would be installed creating easier access from ground floor level. Although the proposed plans show 2 bikes within the parking area, it may only be possible to park and manoeuvre 1 bike within the space. However there is a door opening on the front elevation at basement level so that a second bike can be stored within the basement hallway that is solely used and accessed by the new flat. This would be acceptable in this instance given the fact that the existing basement and ground floor would be converted. The proposed new residential unit would be required to be car-free in accordance with Policy T2, which will be secured via a legal agreement.

- 3 The basement floor level including front lightwell would be lowered by 150mm. The applicant would be required to submit an Approval in Principle (AIP) report. The AIP report would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the

public highway adjacent to the site. The AIP would also need to include an explanation of any mitigation measures which might be required. The AIP report and an associated assessment fee of £646.27 would need to be secured via a legal agreement if planning permission were to be granted in the future.

No objections were received during the course of this application. This and the site history have been considered in the assessment of the application.

As such, the proposal is in general accordance with policies H1, H6, H7, A1, E2, D1, T1 and T2 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.

- 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 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).
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 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.

- 8 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.

- 9 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 10 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer