

Application ref: 2020/2637/P  
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Date: 31 August 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ms Vivienne Goddard  
154 Twickenham Road  
Leytonstone  
London  
E11 4BH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**112 Cleveland Street  
London  
W1T 6PA**

Proposal:

Conversion of the existing 1 x 3 bed maisonette to provide 1 x studio flat and 1 x 2 bed maisonette (Use Class C3) and associated works

Drawing Nos: A001, A002, A101, A105, A120, A201, A221, A205, A302 (Amended), A303 (Amended), A304 (Amended), A402 (Amended), A403 (Amended), A404 (Amended), Planning Design and Access Statement, Agents particulars flats on Cleveland Street.

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: A001, A002, A101, A105, A120, A201, A221, A205, A302 (Amended), A303 (Amended), A304 (Amended), A402 (Amended), A403 (Amended), A404 (Amended), Planning Design and Access Statement, Agents particulars flats on Cleveland Street.

Reason:

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

Informative(s):

1 Reasons for granting permission:

The current application proposed to convert an existing 3 bed maisonette (high priority - Policy H7) into a 1 x studio flat (low priority - Policy H7) and a 2 x bed maisonette (high priority Policy - H7). Therefore, whilst officers note the proposal would include the provision of a lower priority flat, they would retain a high priority 2 bed flat at the site which is welcomed.

Officers note the concerns in regards to the loss of the existing 3 bed unit.

However, paragraph 3.197 of the local plan states that the council, when considering the proportion of large homes appropriate within a specific development, will take account of any features that make the development particularly suitable for families and children. In this instance, the existing 3 bed unit is located over 3 floors (first, second and third) which suggests parents would have to carry young children or prams up two flights of stairs to access the flat. There would also be no direct access to outdoor amenity space, which is preferable when looking to provide family sized dwellings. Therefore, no objection is raised to the loss of the three bed flat in this instance.

Furthermore, the proposals would create one additional residential unit at the site this helping the council to maximise the boroughs housing supply in accordance with the requirements of Policy H1 of the Local Plan. Furthermore, Policy TC2 of the local plan supports the development of housing within centres and central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. The existing ground floor unit would remain unchanged and unaffected by the proposals. The proposal is therefore considered acceptable in terms of residential mix.

Policy H6 of the local states that the council will expect all self-contained homes to meet nationally described space standards. The proposed 1 bed 1 person with a shower room would measure 34sqm and the 2 bed 3 person would measure 72sqm. The 2 bed unit would exceed the minimum requirement of 70sqm, however the studio would fall short of the 37sqm requirement by 3sqm. Given the modest shortfall and that this unit would provide 1 new housing unit the council are willing to overlook this minor shortfall in this exceptional case.

Both flats would be dual aspect and would receive good levels of natural light as a result. Given the above, the proposed dwellings are considered to be of an acceptable size and layout and would ensure a good standard of accommodation is provided. Officer's note there is no private amenity space provided for the new flats however, this is considered acceptable given this is a conversion of an existing building and there is no existing outdoor space at this site.

No external changes are proposed as part of this proposal so the existing

character and appearance of the building will remain intact.

Given that no external changes are proposed, it is considered no impacts would be had on the neighbouring properties amenities in regards to loss of light, overlooking, outlook or privacy impacts.

- 2 Policy T2 requires all new developments to be car-free, where dwellings are created as part of an amalgamation, subdivision or an extension of an existing development. Therefore both new units would be secured as car free via an s106 agreement. The application indicates cycle parking spaces would not be provided, this development would need to provide 3 spaces.

Given the site constraints and constrained entrance area, a financial contribution of £1,900 for a Bike Hangar for cycle spaces would be most appropriate in this case. Therefore a financial contribution of £1,900 for a bike hanger would be secured via an s106 agreement.

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

Overall, the proposed development would be acceptable and the modest internal alterations would be relative to that of the host building and the surrounding area and would not be harmful to the character or appearance of the street scene and would preserve the Fitzroy Conservation Area. The proposal would therefore be in accordance with policies A1, D1, D2, DM1, H1, H3, H4, H6, 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.

- 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](http://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.

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 above the printed name and title.

Daniel Pope  
Chief Planning Officer