

Application ref: 2022/3769/P
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Date: 21 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Monahan Blythen Hopkins Architects
166 Clerkenwell Road
London
EC1R 5DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
54 Warren Street
London
W1T 5NN

Proposal: Refurbishment of vacant residential flats at 1st to 4th floor and conversion of the two flats at 3rd and 4th floor into a single family maisonette, resulting in the loss of one unit (retrospective).

Drawing Nos: 54WS/P/01, 54WS/P/02, 54WS/P/03, 54WS/P/04, 54WS/P/05, Design and Access Statement dated August 2022 by Monahan Blythen Hopkins Architects.

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: 54WS/P/01, 54WS/P/02, 54WS/P/03, 54WS/P/04, 54WS/P/05, Design and Access Statement dated August 2022 by Monahan

Blythen Hopkins Architects.

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.

Informative(s):

- 1 Reasons for granting permission.

Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case in with proposal. No loss of residential floorspace is proposed, only the conversion of the existing third and fourth floors from two flats (2 bed 2 persons) to one larger 4 person family unit. The units will remain socially rented. Larger family units are in demand and therefore the proposal is welcome.

The proposed dwelling would provide a good standard of accommodation for current and future occupiers. The first and second floor plans will remain as 2 person dwellings but will have double bedrooms rather than the current layout of two smaller bedrooms. Although this would see the loss of 2 bedroom homes which are a higher priority than 1 bedroom homes, in reality the flats would accommodate the same number of persons and the proposed conversion is therefore acceptable.

There are no works proposed to the basement and ground floors. The upper flats are currently unoccupied and have been vacant for a number of years and require refurbishment to ensure that the building's condition does not decline. The repairs will not alter the external appearance of the building but would include some minor repairs to the timber sash windows.

As the permission would not include any external alterations, the development would not impact the appearance of the property from the public realm or the character of the wider conservation area. For this reason the development is considered to preserve the character and appearance of the Fitzroy Square Conservation Area to which it is a positive contributor. Similarly, the development would not result in any detrimental impact upon the amenities of neighbouring occupiers or upon the condition and safety of the local transport network.

Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a

reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017 and policy 1, and principles 1 and 9 of the Fitzrovia Area Action Plan 2014. 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 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.

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