

Application ref: 2022/3001/P
Contact: Daren Zuk
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Date: 2 March 2023

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

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henry planning ltd
163
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East Barnet
BARNET
EN4 8PQ
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:

**36 Great Russell Street
London
Camden
WC1B 3PP**

Proposal:

Erection of rear extensions at basement to 2nd floor levels to provide enlarged retail space at basement and ground floor (as approved on 23/08/2016 ref 2016/2795/P) and two new self contained 1 bedroom flats at first and second floors with associated new internal lift; provision of communal cycle and refuse stores at ground floor; conversion of two 1 bed flats to one 2 bedroom flat on third floor; retention of existing office use at part 1st and part 2nd floors; creation of new roof terrace at rear 1st floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations. Drawing Nos: 36-37GRS-PP1-01, 36-37GRS-PP1-02, 36-37GRS-PP1-03, 36-37GRS-PP1-04, 36-37GRS-PP1-05, 36-37GRS-PP1R1-06, 36-37GRS-PP1-07, Design, Access, and Planning Statement.

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:
36-37GRS-PP1-01, 36-37GRS-PP1-02, 36-37GRS-PP1-03, 36-37GRS-PP1-04, 36-37GRS-PP1-05, 36-37GRS-PP1R1-06, 36-37GRS-PP1-07, Design, Access, and Planning Statement.

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.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the north and east sides prior to commencement of use of the first floor rear roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 and A1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for four (4) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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 site is located on the southern side of Great Russell Street and comprises a four-storey building plus basement. Its rear yard projects past its neighbour at no.38 and behind 2 Willoughby Street to the side, so that the rear façade of the upper floors are visible from Willoughby Street. The ground and basement levels are retail (A1) use; the first and second floors consist of B1 floorspace; the third floor is residential (currently vacant). It lies within the Bloomsbury Conservation Area, which notes the building as a positive contributor to the conservation area.

It is noted that the current application is very similar to previous application ref. 2017/2149/P, approved on 19/07/2018.

Land Use

The existing offices at upper first and second floors will be retained although a small amount will be lost on each floor to accommodate a new lift for the flats at the rear. The loss of floorspace is minimal and the new layout will continue to provide adequate and acceptable accommodation. The retention of retail at ground and basement floors and its enhancement by the previously approved rear extension is welcomed.

The addition of new housing is supported by Policy H1. The loss of two sub-standard one-person flats and the proposal for 2 x one-bedroom and 1 x two-bedrooms flat would provide a mix of units and unit sizes, in accordance with Policy H7.

Policy H4 on maximising affordable housing requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 square metres GIA or more. In this case, the additional floorspace for new housing, comprising both the new extension and the internal lift core, is 117 square metres and so a contribution to affordable housing is required. The policy indicates that 100 sq m equates to one dwelling and a sliding scale is used for the affordable housing target. For one dwelling a target of 2% affordable housing is required. The affordable housing target, i.e. 2% is then applied to the total floor area (i.e. 117 sq m) and a multiplier of £5,000 per sq m used to provide the final payment in lieu for affordable housing, which in this case, comes to £11,700. This will be secured by a Section 106 clause.

2 Residential Standards

The new flats all meet national space standards; the one bed units are 50sqm each (min. required is 50 sqm) and the two-bedroom, four-person unit is 84sqm (min required is 70 sqm). Both one-bedroom flats are single aspect and north-east facing so they will not receive any direct sunshine. However, their habitable room windows and living room terraces would have an open aspect and daylight from the street (Willoughby Street). The habitable rooms would also be over 18m away from the properties on the other side of Willoughby

Street, thereby providing a satisfactory degree of privacy. The two-bedroom flat is dual aspect and would be provided with a good level of light and outlook.

A separate ground floor access would be provided for the flats which would be accessed by an separate stairwell and lift.

The first floor one bedroom flat would have private external amenity space in the form of a terrace on the roof of the ground floor rear extension. The existing roof terrace on the roof of the main building will be retained and refurbished to provide a 10 m x 10 m terrace on the roof for communal use.

3 Design and Heritage

The new two-storey rear extension will be sited as a corner infill between two large blank walls of adjoining building and against part of the rear façade of the host building. The bulk of the extension lines up with the middle party wall lines of this façade and appears essentially as a half width extension. It is also one storey below parapet height. It is considered that, in the context of the unusual rear corner site, the extension is appropriate in size, form, height, and bulk. It remains subservient to the host building by means of setbacks in elevation and plan form. It will be visible from Willoughby Street but well set back from the street and it will be read against the bulk of the higher flank walls behind, so that it does not appear as an overly bulky or obtrusive addition in the street scene.

The fenestration arrangement to the rear façade is acceptable, with its use of matching window designs and materials. Likewise, the new extension is acceptable in its use of matching details and materials.

The lift overrun will be set back from both the front and rear edges of the building and as such, it would not be visible from street level.

The remodelled staircase hatch will project further to the rear but it will not be set any further forward or higher than the existing one, so that its increased bulk will have little or no visual impact on the street scene and area.

The proposal is considered to preserve the character and appearance of the conservation area. It will have no impact on nearby listed buildings such as the British Museum.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

4 Transport

The new flats will all be car-free as the site is in a highly accessible location, in compliance with Policy T2. This will be secured by a S106 agreement. A cycle store for four cycles and a refuse store are now shown in the ground floor lobby

area. Details are to be secured by planning conditions.

Due to the constrained context of the site, with narrow streets and proximity to neighbours, it is recommended that a Construction Management Plan (CMP), plus a monitoring fee, be secured under the S106 agreement to control the construction impact of the works. In addition, a highway contribution will be needed to ensure any consequent damage to the public highway is repaired and funded by the developer.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies A1 (Managing the impact of development), D1 (Design), D2 (Heritage), H1 (Maximising housing supply), H4 (Maximising the supply of affordable housing), H7 (Large and small homes), and T2 (Parking and car-free development).

- 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 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.

- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 8 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.

- 9 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £5850 (117sqm x £50) for the Mayor's CIL and £58,500 (117sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 10 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer