

Application ref: 2022/4363/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 17 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Paul Dickinson and Associates
Highway House
Lower Froyle
GU34 4NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14-15
Mandela Street
London
Camden
NW1 0DU**

Proposal: Proposed infill extensions at second floor front terraces, rear lightwell infill extension at all four levels, relocation of entrance doors, conversion of interior parking spaces to office accommodation, in addition to associated interior and exterior alterations.

Drawing Nos: 200, 201, 202, 203, 210, 211, 212, 213, 220, 221 Rev A, 222 Rev A, 223 Rev A, 230, Proposed Visualisation 1, Proposed Visualisation 2, Covering Letter, Design and Access Statement (September 2022), Planning Statement (September 2022), and Fire Strategy (Form 4 - Reasonable Exception 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:

200, 201, 202, 203, 210, 211, 212, 213, 220, 221 Rev A, 222 Rev A, 223 Rev A, 230, Proposed Visualisation 1, Proposed Visualisation 2, Covering Letter, Design and Access Statement (September 2022), Planning Statement (September 2022), and Fire Strategy (Form 4 - Reasonable Exception 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 of the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of secure and covered cycle storage area for no.8 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 application site comprises a three-storey office building (Class B1) located on the west site of Mandela Street. The site adjoins other commercial properties of similar heights to either side and opposite. To the rear lies a terrace of residential properties. The site is not located within any conservation area nor is it listed.

At ground floor level, the existing double car port will be removed. A new brick façade to match the existing building will replace the current garage door, and two new matching windows installed. Internally, the space will be converted into additional office accommodation.

At the main entrance, the existing glazed screen doors will be replaced with a new entrance to the south. The remaining entrance façade will be replaced with brickwork and fenestration to replicate the material and details of the upper levels.

To the rear, the existing light well will be infilled from the lower ground floor up

through all three floors of the building. A new rear wall and infill flooring will be installed, and the existing rear facing windows removed. No new rear facing windows are proposed.

At the second floor, the existing front facing glazed balcony terraces will be partially infilled in order to create additional office floorspace. It is noted that the original plans proposed fully infilling the terraces, which have since been amended based on concerns that the full infilling would create unacceptable bulk at roof level. The amended plans are now considered acceptable. New double glazed modern windows matching the modern roof will take the place of the terraces and flat roofs installed.

In terms of design, materials, scale, and proportions, the proposed development is considered not to harm the character or design of the host building. Is it therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building or the surrounding area, thus complying with Policy D1.

Given the limited scope of the proposed works, they are not anticipated to have an impact on any neighbouring residential amenity. To the rear, the infilling of the rear light well and windows are considered to preserve and enhance the privacy of the residential neighbours therefore complying with Policy A1.

The proposal includes removal of two internal parking spaces located and replacement with additional cycle storage, which is encouraged by Policy T2. Cycle storage for eight cycles is proposed in the lower ground floor, of which the details are to be secured by planning condition.

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), T1 (Prioritising walking, cycling, and public transport), T2 (Parking and car-free development), E1 (Economic development), and E2 (Employment premises and sites).

- 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.

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



Daniel Pope
Chief Planning Officer