

Application ref: 2021/0128/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: Daren.Zuk@camden.gov.uk  
Date: 31 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MAK + Partners Ltd  
Vista Centre  
50 Salisbury Road  
Hounslow  
TW4 6JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**1-3 Great James Street & 54 Theobalds Road  
London  
WC1N 3DB**

Proposal:

Change of use of the existing basement unit from storage/retail use (Class A1) to an office (Class B1), change of use of part of the first floor from an office (Class B1) to a 1-bedroom flat (Class C3), addition of platform lift access, metal gate and replacement metal stairs in lightwell, creation of new retail kiosk (Class E) with shopfront alterations, and associated works

Drawing Nos: PL\_01, PL\_02, PL\_03, PL\_04, PL\_05, PL\_06 Rev A, PL\_07, PL\_08, PL\_09, PL\_10 Rev A, PL\_11, PL\_12, PL\_13, Planning, Listed Building and Design & Access 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: PL\_01, PL\_02, PL\_03, PL\_04, PL\_05, PL\_06 Rev A, PL\_07, PL\_08, PL\_09, PL\_10 Rev A, PL\_11, PL\_12, PL\_13, Design & Access 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the change of use of the existing basement unit from storage/retail use (Class A1) to office (Class B1), the change of use of part of the first floor from office (Class B1) to a 1-bedroom flat (Class C3), in addition to the installation of a platform lift and replacement of metal stairs in the lightwell to access the basement level, a new retail kiosk at front ground floor, and associated interior and exterior works.

It is noted that the current proposals are similar to previously approved planning permissions dated 4.7.08 refs 2007/5862/P (change of use to office) and 2007/5866/P (change of use to flat) and associated listed building consents.

#### Principle of the Proposed Development

At basement level, permission is sought for the change of use from ancillary retail storage to office accommodation (Class B1). Externally, it is proposed to replace the existing cast iron stairs from street level and reinstatement of a doorway, both to the Great James Street frontage. Additionally, a wheelchair platform lift and access gate is proposed to be installed along the same frontage. Internally, consent is sought for removal of partitions, and removal of a masonry wall and blocking up a doorway.

The basement was previously used as ancillary storage. It is now surplus and its permanent change of use to office space would not compromise the retail function of the ground floor thus there are no objections to the proposed new office space.

At the front ground floor, a vacant commercial space (Class E) which was previously occupied by an automatic bank teller machine is proposed to be converted to a retail kiosk. This is considered appropriate in this location as the use will remain within Class E.

At first floor level, permission is sought for the change of use from an office (Class B1) to a 1-bedroom self-contained flat (Class C3); no external alterations are proposed. Existing businesses are protected by Policy E2 of the Camden Local Plan. However, this policy allows change of use of properties only deemed suitable for B1(a) to residential or community uses. The first floor office measures 69.2 square metres and was previously occupied by a recruitment agency - it is now vacant. Given that the building is Grade II\* listed, it is not considered suitable for any business use other than B1(a). As such, there are no objections to the loss of the office space. It is also noted that additional office accommodation would be created in the basement.

### External Design Works

The replacement of the non-original iron stairs from street level to the basement in the existing front lightwell is acceptable given the existing stair is very steep. A new cast iron stair and balustrades would match the existing and a condition to this effect is recommended. The existing vaults under the pavement are the principal external features of interest and would remain unaltered.

At basement level a new external door would be reinstated within an existing bricked up opening, while the existing opening is retained. Both basement level doors will comprise new half glazed timber panelled doors which is considered acceptable in design and conservation terms. Additionally, the existing windows and ventilation grille will be replaced with new double glazed sash windows to match upper level ones, which is also considered acceptable.

At ground floor level, minor works are proposed to the vacant kiosk shopfront including the removal of two fanlights, removal of redundant cash machine point, restoration of original render plinth, and new shopfront glazing to match the existing Café Nero shopfront.

- 2 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### Transport

Given that the basement development is small in scale, there is no requirement for cycle parking, a Construction Management Plan, or servicing management plan. There would be no harm to highway safety arising from the proposals.

There is no scope to provide cycle parking within the building for the basement office use and the proposed first floor flat as it would not have any external space. It is therefore assumed that cycle storage would have to take place within the flat. Given that the site is well located for public transport and is within a Controlled Parking Zone, the proposed flat must be car-free to ensure compliance with Policy T2 of the Camden Local Plan. A Section 106 Agreement is required to secure this.

## Amenity

Uses within Classes B1a and C3 generally sit comfortably alongside each other without resulting in any noise or disturbance. As such, there are unlikely to be any amenity issues arising from the proposed change of use. The alterations to the exterior of the building would be minor and would not impact upon the amenities of adjoining occupiers.

The proposed flat would comply with minimum floor area requirements. The fact the building is Grade II\* listed limits opportunities for making it wheelchair accessible and lifetime home compliant.

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.

As such, the proposed development is in general accordance with policies A1, D1, D2, D3, E1, H1, H2 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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.

- 4 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).
- 5 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.

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 read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer