

Application ref: 2022/3929/P  
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Date: 13 December 2023

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

Phone: 020 7974 4444

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ASK Architects  
7 Kastorias  
Nicosia  
2002  
Cyprus

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**38 Workshop And Premises At Basement  
Goodge Street  
London  
W1T 2QW**

Proposal:

Change of use of the basement level (Class E) to a 2 bed flat (Class C3) with associated alterations.

Drawing Nos: Existing and Demolition Plan drawing number 20000 Rev 4 dated 12/05/2022

Proposed Plan drawing number 20001 Rev 2 dated 12/05/2022

Design and Access Statement Rev 3 dated 16/08/2023

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:  
Existing and Demolition Plan drawing number 20000 Rev 4 dated 12/05/2022  
Proposed Plan drawing number 20001 Rev 2 dated 12/05/2022  
Design and Access Statement Rev 3 dated 16/08/2023

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

- 3 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved plans and green wall in the existing terrace area shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roof and green wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning Permission is sought for the change of use of the vacant basement to a dwelling and internal alterations to create two ensuite bedrooms. The basement was last used as a private member's club and this consent was granted in 1989, however this has since ceased and as a result, the basement has been vacant for more than 8 years.

Policy E2 seeks to resist development of business premises and site for non-business uses unless it is demonstrated to Council that the site or building is no longer suitable for its existing business use and the that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. In addition, paragraph 123 of the NPPF advocates using retail and employment land for homes in areas of high demand provided that this would not undermine key economic sectors or sites or the vitality and viability of town centres.

The lower ground floor (basement), subject to this planning application, has been vacant since 2015 (8 continuous years) and has not been able to secure long term commercial tenants. The lower ground floor does not have any

public visibility except for the access door which has been the biggest obstacle in securing tenants. Marketing evidence since 2015 has also been provided which shows a lack of interest in the property. The existence of a valid planning permission (historic planning permission ref: 26883) for converting the upper floors of the property to residential use is a material consideration that outweighs any conflict with Policy E2. It is noted that the existing street level business use (barber shop) is not subject to any such change of use and will continue to provide economic benefit to the locality. As such, loss of the employment space at lower ground floor (basement), is considered acceptable in this instance.

The proposed 2 bedroom / 3 persons residential unit complies with the London Plan Policy D6 Housing quality and standards. The proposed unit has a GIA of 90m<sup>2</sup>. London Plan Policy D6, Table 3.1 confirms that the minimum requirement for such a unit is 61m<sup>2</sup>. Policy D6 confirms that a double bedroom must have a floor area of at least 11.5m<sup>2</sup>. The proposed bedroom complies with this standard.

No external changes are proposed or required to facilitate the proposed change of use. Access to the proposed flat will utilise the existing access from street level. The proposed internal reconfiguration works, due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity to neighbouring properties. The proposed internal configuration along with the materials being used, such as internal glass fittings to allow for the light exposure to carry through the property, will allow for sufficient amenity to future occupiers in terms of sunlight/daylight, privacy, utilisation of dual aspect design, and outlook.

A green roof and green wall are proposed as part of the development scheme. The proposed green roof will be located above the kitchen, and the green wall will be located in the existing terrace area. Further details are required for the proposed green roof and green wall. This will be secured by way of a planning condition.

For a 2-bedroom dwelling, Policy T1 requires the provision of 2 covered, secure and fully enclosed cycle parking spaces within the site boundary. This is not achievable due to the site constraints. As such, a financial contribution of £1,440 for on-street cycle facilities will be secured by a S106 agreement. As such the application would comply with policy T1 and T2 of the Camden Local Plan 2017.

- 2 No on-site car parking is proposed as part of the current proposal and the proposed unit would not be eligible for on street permits. As such, the development shall be secured as car free by S106 agreement as is expected for all new residential development in the borough.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received and 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 E2, T1, T2, A1, D1, D2, H1, and H6 of the 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.

- 6 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.

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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer