

Application ref: 2023/4077/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 08 January 2024

**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)

Mrs Sophie Lepinoy  
Flat C  
5 Cubitt Street  
WC1X 0LJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**6 Torriano Mews**  
**London**  
**Camden**  
**NW5 2RZ**

Proposal:

Change of use from office (Class E) to single family dwelling (Class C3) and associated external alterations plus landscaping including installation of cycle storage and ASHP  
Drawing Nos: (Prefix: 6TM-P1-ZZ-DR-A-) 0001; 0100; 1010; 1005; 2000; 2001; 2002; 3000; Cover letter; ASHP Noise Impact Assessment; Marketing report; Planning statement; Design and 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: (Prefix: 6TM-P1-ZZ-DR-A-) 0001; 0100; 1010; 1005; 2000; 2001; 2002; 3000; Cover letter; ASHP Noise Impact Assessment; Marketing report; Planning statement; Design and 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 policy D1 and of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 2 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.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1 and A1 of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves a change of use from an office building to a single residential unit with associated physical alterations.

The site has been actively marketed for office use over the last 18 months without success. A marketing report has been submitted and this complies with the guidance set out in CPG Employment sites and business premises in terms of how the marketing was carried out. Whilst the time period is less than the 2 years stipulated by the Local Plan, there are exceptional circumstances where shorter marketing periods are acceptable. The first criterion is where the property has been advertised for sale for at least 12 months, which it has. Criterion b provides flexibility where the property has been vacant for at least three continuous years up to the date of submission. The property is currently vacant and has been for at least a year (site visit undertaken in November 2022) and apparently longer though there is no evidence provided in respect of this. Another factor worthy of note is the planning history for the surrounding mews which has shifted in recent years to a predominantly residential over commercial character. No's 2, 4 and 5 Torriano Mews have all changed from office to residential use since 2020.

Taking all these factors into account, the change of use is accepted. The proposed residential unit would provide a high priority 3-bed 4-person unit with good accessibility by public transport in a predominantly residential area. It would be situated over two floors and measure 120sqm (compared to the 84 sqm required by nationally described space standards). Adequate daylight and outlook would be provided by windows to the southeast corner of the building as well as skylights. A courtyard garden of approx. 28 sqm is provided at ground floor level which would be largely hard landscaped with bin and bike storage and a heat pump incorporated.

The proposal would provide an additional residential unit and over 100 sqm uplift in residential floorspace and therefore a financial contribution is sought. Based on an uplift of 120 sqm, the affordable housing contribution would be £12,000 (120 sqm x 2% x £5,000) which would be secured by Section 106.

The only physical changes involve alterations to the fenestration and the

installation of additional rooflights to the main roof. The design changes would largely retain the appearance of the building and are considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The only new window openings would be rooflights on a pitched roof which be angled to avoid direct views. A Juliet balcony would be installed on the south elevation but this would not lead to new views compared to the existing window and would be sufficient distance away from neighbouring windows. A Noise Impact Assessment associated with the ASHP installation has been reviewed by the Council's Environmental Health officer and found to be in accordance with Camden's noise limits subject to conditions.

The unit would be secured as car free by a Section 106 agreement. An area is identified for cycle parking and further details would be secured by condition.

The Kentish Town Neighbourhood Forum has written in support of the proposal. 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, H1, H4, H6, H7, E2, T1, T2, D1 and DM1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](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.

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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer