

Application ref: 2024/0867/P  
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Date: 20 June 2024

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

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Trevor Horne Architects  
EG2 Norway Wharf  
24 Hertford Road  
London  
N1 5QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**12 Whidborne Street  
London  
WC1H 8EU**

Proposal:

Change of use from workshop and residential (Class E(g) and Class C3) to non-retail art gallery, exhibition and studio space (Class F1); external alterations as part of refurbishment of existing building, installation of ASHP.

Drawing Nos: 23224/PLA.00; 23224/PLA.01; 23224/PLA.04; 23224/PLA.03;  
23224/PLA.02; 23224/PLA.06; 23224/PLA.05; 23224/PLA.08; 23224/PLA.07;  
23224/PLA.11; 23224/PLA.10; 23224/PLA.09; 23224/PLA.17; 23224/PLA.16;  
23224/PLA.15; 23224/PLA.19; 23224/PLA.18; 23224/PLA.20; 23224/PLA.12;  
23224/PLA.13; 23224/PLA.14; 23224/CON404; 23224/CON501; 23224/CON502;  
23224/CON504; 23224/CON700; 23224/CON701; 23224/CON702; Design and Access  
Statement prepared by Trevor Horne Architects, March 2024

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- 23224/PLA.00; 23224/PLA.01; 23224/PLA.04; 23224/PLA.03; 23224/PLA.02; 23224/PLA.06; 23224/PLA.05; 23224/PLA.08; 23224/PLA.07; 23224/PLA.11; 23224/PLA.10; 23224/PLA.09; 23224/PLA.17; 23224/PLA.16; 23224/PLA.15; 23224/PLA.19; 23224/PLA.18; 23224/PLA.20; 23224/PLA.12; 23224/PLA.13; 23224/PLA.14; 23224/CON404; 23224/CON501; 23224/CON502; 23224/CON504; 23224/CON700; 23224/CON701; 23224/CON702;

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 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the installation of the air source heat pump, a Noise Impact Assessment Report, assessing the ASHP, shall be submitted to and approved in writing by the local planning authority in writing. The ASHP shall be constructed in accordance with the recommendations of the approved Noise Impact Assessment Report.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the conversion of a long-standing, vacant two-level building, historically used as workshops but used for other commercial uses in later years.

While Policy E2 typically seeks to protect viable office floorspace, it is recognised that the existing building is currently in poor condition and has been

vacant for over 10 years. The proposals would bring the building back into use and provide refurbished building stock, would assist the careers of artists and provide learning and development opportunities for students, artists and the public, and support the employment of staff (who would be at the premises during operating hours).

The proposed gallery would have an educational element, holding educational talks and lectures as part of the gallery's operations, and being situated in proximity to King's Cross, would contribute to the further development of the Knowledge Quarter.

Taking into account the building's existing condition and the long period of vacancy, and balancing the public benefits to be brought about from the scheme, the proposed change of use would be acceptable. This is also balanced against the site being brought back into a use that requires minimal physical intervention which is positive from a sustainability and heritage perspective.

With regard to the external alterations, the principal element of these works is the construction of the centrally located entry porch and stairs. The porch and stairs would be largely hidden from public views and is otherwise a relatively minor addition, sympathetically designed to comfortably integrate within the existing building.

There are very few changes proposed to the outer street elevations and the building will largely read as being unaltered. The existing historic sign above the southernmost set of doors on the Whidborne Street elevation, advertising one of the earlier tenants at the site, will be retained and refurbished.

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

The ASHP would improve the energy efficiency of the building, and therefore be consistent with policy CC1 which supports and encourages sensitive energy efficiency improvements to existing buildings. Conditions are proposed to restrict the ASHP from having a cooling function, and to require a Noise Impact Assessment to be submitted to Council for approval prior to the installation of the ASHP and ensure noise mitigation measures are implemented to ensure the ASHP operated to meet Camden Local Plan 2017 guidelines with regard to noise.

The proposal would not increase overlooking compared to the existing situation, nor cause a loss of sunlight/daylight to adjacent properties. It is expected noise from the gallery would largely be contained within the site.

No comments have been received following statutory consultation on the application. 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, and CC1 of the Camden Local Plan 2017. The proposed development

also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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