

Application ref: 2024/1646/P  
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Date: 12 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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LB Camden Property Management  
79 Holmes Road  
London  
NW5 3AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Halstow  
Queen's Crescent  
London  
NW5 4EH**

Proposal:

Change of use of 12 ancillary (C3) residential garages (located on the ground floor of a three-storey purpose built block of flats) to a barrow store for traders operating within the London Borough of Camden (B8 Use), including the installation of an external door to the rear elevation and associated works.

Drawing Nos: Design and Planning Statement, 01 dated 25.4.2024, 02 dated 25.4.2024, Location Plan dated 26-Apr-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:

Design and Planning Statement, 01 dated 25.4.2024, 02 dated 25.4.2024, Location Plan dated 26-Apr-2024.

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.

#### Informative(s):

- 1 Reasons for granting permission:

Halstow Garages (the application site) comprises twelve vacant individual garages located on the ground floor of a three-storey purpose-built block beneath the residential properties at 1-7 Halstow, Queens Crescent, which forms part of Camden Councils St Silas Street estate. The twelve subject garages, approximately 513 sqm in size, are accessed internally from the black painted metal entry double gates to the right-hand side of the front of the building.

This proposal seeks planning permission to change the vacant and obsolete ancillary residential garages (C3 use) to a barrow store (B8 use) for market traders operating in the borough. Council departments may also use the space.

All twelve internal single garages will be converted into barrow stores. Plasterboard stud partitions will divide the single garages into two, and the stores will be accessed from the new internal timber fire-rated doors. Externally, the rear aspect of the building, overlooking the games area, will incorporate a new steel leaf-and-a-half emergency escape door and associated emergency light fittings. A new fire exit door would be constructed along the rear elevation which will be 1.5m wide by 2.2m high, incorporating louvres and a powder-coated finish, which would not appear out of character as they are similar to the existing steel doors to the electrical intake doors.

The proposed loss of the garages is supported by Policy T2 of the Camden Local Plan, which seeks a reduction in car parking across the Borough. As the garages are not being used for the parking of vehicles and remain vacant, there is no threat of overspill parking into the surrounding streets.

The proposed works due to their nature and position, are not considered to cause any detrimental impact on amenity in terms of loss of light, outlook and noise disturbance.

No objections were received prior to making this decision, however 3 letters of support were received. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer