

Application ref: 2023/2243/P
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Ms Anna Vincent
The Minster Building
21 Mincing Lane
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
62 Doughty Street
London
Camden
WC1N 2JZ

Proposal:

Variation of condition 4 (temporary period) of planning permission ref 2020/3657/P dated 21/12/20 (most recently amended under application 2023/2244/P dated 30/10/2023 namely to remove the reference to the three year time period) to Temporary subdivision and change of use of No.62 Doughty Street from C3 use to mixed B1 commercial floorspace with ancillary residential accommodation and a single self-contained residential unit at lower ground floor level

Drawing Nos: Site location plan DR-A-01000 Rev B, 1001; 1005; 1010; 1011; 1011A; 1012; 1012A; 1013; 1013A; 1014; 2001; 3001; 3002; Cover Letter dated June 2023.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition No.4 of planning permission granted (2020/3657/P dated 21/12/20) shall be replaced with the following condition:

REPLACEMENT CONDITION 4

The use hereby permitted is for a temporary period only and shall cease on or before 5 years from the date of occupation, at which time the premises shall revert to their former lawful use which is C3 Dwelling house.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan DR-A-01000 Rev B, 1001; 1005; 1010; 1011; 1011A; 1012; 1012A; 1013; 1013A; 1014; 2001; 3001; 3002; Cover Letter dated June 2023,

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

Informative(s):

- 1 Reasons for granting permission:

This application is applying to vary condition 4 (temporary period) of planning permission ref. 2020/3657/P dated 21/12/20. A subsequent application was also approved (2023/2244/P dated 30/10/2023) to amend its description of the planning permission from 'Temporary subdivision and change of use of No.62 Doughty Street from C3 use to mixed B1 commercial floorspace with ancillary residential accommodation and a single self-contained residential unit at lower ground floor level for a 3 year period' namely to remove the reference to the three year time period.

The site is currently occupied by a commercial tenant (Akeneo) since December 2020 and would like to continue using the commercial space within the property for a further temporary period of two years bringing the full temporary period to five years.

Given that no planning policy changes have been made since permission has been granted the same assessment still applies now. Policy H3 of the Local Plan states that the Council will resist development that would involve a loss of residential floorspace. Whilst the property would involve a temporary change of use of the majority of the building from C3 - B1, a proposed self-contained flat would be provided at the lower ground floor level and therefore, there is no technical loss of units and due to the temporary nature of the proposal, the proposed change of use from a large C3 unit to a 2 bed C3 unit and ancillary

residential accommodation is considered acceptable in this instance. Policy E2 supports the provision of employment premises especially within the Central Activities Zone. A new amended condition is recommended to be added to the permission to ensure that this is a temporary permission for a further two years to ensure that there is no overall loss of residential units.

Under the extant planning permission, the basement is used as a self-contained residential unit, the ground, first and second floors are in use as offices and the third floor is an ancillary residential unit to the offices. The accompanying Section 106 Agreement to the permission secured the basement residential unit and the ancillary residential unit as on-street Residents parking permit (car) free and the offices as Business parking permit (car) free. The current application proposes to extend the current permission from 3 years to 5 years, so that the current office occupier can continue to operate from the premises. No internal works are proposed so no impact would be had on the fabric of the grade II listed building.

Transport officers have no objections to the proposal subject to the applicant entering into a new S106 deed of variation in respect of car free clauses for both the residential and business uses.

Due to the proposals including no external alterations it is not considered that the proposals would harm the amenity of nearby residential occupants in terms of daylight, outlook or privacy.

No objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies A1, D1, D2, E2, T1, T2 and T3 of Camden's Local Plan (2017), the London Plan 2021, the London Plan and the National Planning Policy Framework 2023.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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