

Application ref: 2024/1101/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 16 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
125 Parkway
London
NW1 7PS

Proposal:

Change of use from offices (Use Class E) to a single residential dwellinghouse (Use Class C3). Installation of new stairs to front lightwell.

Drawing Nos: EX-01 I-00, EX-02 I-00, PP-01 I-04, PP-02 I-04, Location Plan, Covering Letter/Design and Access Statement (prepared by SM Planning, dated 8 March 2024), Heritage Statement (prepared by Cogent Heritage, dated 4 March 2024), Marketing Statement (prepared by Goldschmidt & Howland, dated 20 September 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:

EX-01 I-00, EX-02 I-00, PP-01 I-04, PP-02 I-04, Location Plan, Covering Letter/Design and Access Statement (prepared by SM Planning, dated 8 March 2024), Heritage Statement (prepared by Cogent Heritage, dated 4 March 2024), Marketing Statement (prepared by Goldschmidt & Howland, dated 20 September 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed development seeks to convert the existing terrace building, comprising lower ground, ground, first, second, and third floors, from office (Class E) to residential (Class C3). The proposed would restore the Grade II listed building back into its original use as a single-family dwelling. The proposed minor internal alterations are covered under listed building consent ref. 2024/1992/L.

The site has been actively marketed for sale under the existing office use for 12 months from May 2023 until April 2024 without success. In a further effort to produce an acceptable buyer, the price was reduced in June 2023. Throughout the marketing period the agents had 19 parties view the property, none of which came forward with an offer. Feedback from interested parties included there being an oversupply of office space in the area, the amount of work required to bring the building up to a modern standard (particularly with energy efficiency), as well as hurdles altering the property due to the building's Grade II listed status.

There is also a demonstrated large volume of offices available within the local area, even at a rental level below market value. Demand for offices in this area of London has fallen (the adoption of hybrid working practices has significantly reduced the demand for offices as employer have adjusted to the post COVID environment), whereas supply has increased.

Given the information provided, the loss of office space in this instance is considered acceptable given the property would require significant investment to bring it up to modern standards (such as enabling barrier free access) which would be limited by the listed status of the building. Returning the property to its original residential use is considered a heritage benefit. As such, in this specific instance and location, the loss of employment space is considered

acceptable.

The only external alteration proposed comprises the removal of the existing black metal front lightwell stairs and replacement with new stone stairs to match neighbouring no.123 Parkway. The existing stairs are non-original and not considered appropriate given the age and character of the host building. Its replacement with stone stairs is considered an enhancement to the host building and wider Conservation Area as it would tie in with other staircases in the group of terraces and be finished in historic materials.

The provision of a new residential dwelling at the site is welcomed, as housing is the priority land use of the Local Plan. The dwelling would be a 4+ bedroom home which is identified as a lower priority dwelling size by Policy H7. Notwithstanding this, the reinstatement of the building into its original and historic use is welcomed and supported by Policy D2.

The proposed dwelling would significantly exceed the prescribed national space standards, would be dual aspect, and receive significant daylight/sunlight throughout the year. Outdoor amenity space is provided in the form of a rear garden. As such, it would provide a high quality of living accommodation for future residents.

- 2 A payment-in-lieu for an affordable housing contribution is secured via a S.106 legal agreement in accordance with Policy H4. Based on a GIA of 382sqm, this would have a capacity for four homes (8% target based on 2% per each 100sqm). However, the nature of the listed building means that there would likely to be less harm from any works of conversion if it were into two flats instead of four. Taking the heritage asset's significance into account in line with Policy H4, a more appropriate target would therefore be 4% in this particular case. Therefore, the payment-in-lieu being applied in this instance is £76,400 (half of an 8% target payment).

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the scope of the proposal being limited to a change of use with no external alterations proposed, the works would therefore not result in any amenity impact on neighbouring properties by way of loss of outlook, daylight or privacy.

The development would be secured as parking permit free with rights to on-street parking rights removed by a S.106 legal agreement. While no formal cycle parking is shown on the submitted plans, it is considered that sufficient space exists within the property to accommodate cycles if required.

The Regents Park CAAC was consulted and advised they have no objection to the change of use. No further objections were received following statutory consultation. The site's planning history has been taken into account when

making this decision.

As such, the proposed development is in general accordance with policies A1, H1, H4, H6, H7, E2, T1, T2, D1, D2 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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) 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.
- 7 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the permission is exempt because it is not 'major development' and the application was made or granted before 2 April 2024.


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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer