

Application ref: 2024/5431/P  
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Date: 03 January 2025

**Development Management**  
Regeneration and Planning  
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Virtual Property Solutions  
128 City Road  
London  
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Dear Sir/Madam

## **DECISION**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted subject to a section 106 legal agreement** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**  
**7 Mansfield Road**  
**London**  
**NW3 2JD**

**Description of the proposed development:**  
Conversion of toy shop (Class E) to two residential dwellings (Class C3).

**Details approved by the local planning authority:**  
Drawing Nos: Site Location & Block Plan V0003 03 01, Existing Plans & Section V0003 03 02, Existing Elevations V0003 03 03, Proposed Plans Change of Use to 2 Flats V0003 03 30 rev PA, Proposed Elevations & Section Change of Use to 2 Flats V0003 03 31 A, Planning Statement 'Class MA Change of Use from Commercial (Class E) to Two Residential Flats' by Cedar Planning & Resi Plans, Daylight and Sunlight Report by Sevenoaks Environmental Consultancy Ltd.

Condition(s):

- 1 If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and improved in writing by, the local planning authority.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 2 Policy CC3 policy requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:
  - a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
  - b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding
  - c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified as being at risk of surface water flooding are designed to cope with the potential flooding

The applicant must submit details to demonstrate how methods outlined in a), b) and c) above will be included in the proposals to ensure:

- there is no additional strain on adjoining sites or the existing drainage infrastructure
- the development will cope with being flooded. E.g. by:
  - No self-contained basement dwellings
  - Limiting flood waters entering and damaging the building fabric; or
  - Allowing flood water to enter the building but limiting the damage it will cause

Reason: To ensure that development does not increase flood risk and reduces the risk of flooding where possible in line with policy CC3 of the Camden Local Plan 2017.

- 3 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. 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 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 5 of the London Plan 2021.

Informative(s):

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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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.