

Mrs Catherine Hoyte  
Plainview Planning Ltd  
Clarendon House  
42 Clarence Street  
Cheltenham  
Gloucestershire  
GL50 3PL

Application Ref: **2015/3166/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

4 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Suite 113**  
**105 - 113 Euston Street**  
**London**  
**NW1 2EW**

Proposal:  
Change of use of suite 113 from office (Class B1) to dual/alternative use as office (Class B1) or non-residential institution (Class D1)  
Drawing Nos: Site location plan; 2x unnumbered drawings titled "Suite 113" and "Second Floor"; & Planning Statement 1066/CHOW/DC.

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: Site location plan; 2x unnumbered drawings titled "Suite 113" and "Second Floor"; & Planning Statement 1066/CHOW/DC.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Whilst the development will have some impact in terms of loss of office space, it is considered that the proposed change of use from office use to flexible use for office use and D1 use would not result in harm to the economic viability of the area given the proposal would retain potential employment opportunities.

The site is located in a predominantly commercial area, and given the proposed use of the premises, it is considered unlikely to result in undue noise and disturbance to neighbouring properties. No external alterations are proposed.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP15 and DP16 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.1 and 4.3 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment