

Mr. Edward Ledwidge  
Montagu Evans LLP  
5 Bolton Street,  
London  
W1J 8BA

Application Ref: **2015/4272/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

14 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Woburn Buildings**  
**1-7 Woburn Walk**  
**London**  
**WC1H 0JJ**

Proposal:

Conversion of first, second and third floors from offices (B1a) to 3 x self-contained residential flats (2x2 bed and 1x1 bed) (C3) with associated alterations.

Drawing Nos: (14A\_032) 001 Rev B; 002 Rev A; 011 Rev C; 012 Rev B and 013 Rev B, Loss of Employment Supporting Statement dated July 2015, Outline Schedule of Works dated 15/07/2015, Heritage Statement (ref: 2015/5066) dated July 2015 and Design and Access Statement Version 5 dated July 2015.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (14A\_032) 001 Rev B; 002 Rev A; 011 Rev C; 012 Rev B and 013 Rev B, Loss of Employment Supporting Statement dated July 2015, Outline Schedule of Works dated 15/07/2015, Heritage Statement (ref: 2015/5066) dated July 2015 and Design and Access Statement Version 5 dated July 2015.

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

- 4 The proposed escape stairs and platform to the rear of the building on the second and third floors shall be used for emergency and maintenance purposes only and for no other use. The fire doors on second and third floors must be locked and only openable when needed for the uses described above.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 As per drawing no. 14A\_032011 Rev C, 3 secure and covered cycle storage facilities for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

- 1 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).
- 2 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.

- 3 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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



Ed Watson  
Director of Culture & Environment