

Mr Roger Danks
Danks Badnell Architects Ltd.
Danks Badnell Architects Ltd.
Kings Stables
3-4 Osborne Mews
Windsor
SL4 3DE

Application Ref: **2015/2037/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

2 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
10 John Street
London
WC1N 2EB

Proposal:
Change of use of building from office (Class B1a) to a 5 bedroom dwelling (Class C3)
Drawing Nos: 15/15/01; 15/15/02A; 15/15/03; 15/15/10; 15/15/11.

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: 15/15/01; 15/15/02A; 15/15/03; 15/15/10; 15/15/11.



Reason:

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

Informative(s):

1 Reasons for granting permission

Policies CS8 and DP13 of the LDF seek to protect employment space in the borough by retaining land and buildings that are suitable for continued business and resisting the loss of office space, unless it can be demonstrated to the Council's satisfaction that a building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time. When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential use.

The building was originally built as a residential dwelling and the Loss of Employment Statement submitted with the application outlines reasons why the building is unsuitable for continued B1(a) use (layout and flexibility; building services; disabled access; parking and servicing; structural limitations). The Report includes 2 letters from local estate agents confirming that the building is not suitable for commercial occupation as it cannot compete with modern, purpose-built accommodation.

The Marketing Report submitted with the application highlights that the application building provides 420sqm of lettable space, which equates to 60% of the gross internal floor area. The Report notes that, on 28/10/2015, a commercial lettings website was advertising over 1,500,000sqft of office space within 1 mile of the application site; however, the true figure is likely to be circa 800,000sqft. The Report also refers to the major office development at Kings Cross, where 850,000sqft of office space will shortly be available. The report concludes that the loss of office space at 10 John Street will not have a harmful impact on the local supply of B1(a) office space.

A number of other buildings on John Street have been converted back to residential use in recent years (most recently No. 12 in 2014) and planning permission was previously granted for a change of use of No. 10 from office use to use as a single family dwellinghouse in 2007, but the permission was not implemented.

The application site has a Public Transport Accessibility Level (PTAL) of 6b and is within a Controlled Parking Zone (CA-D). Policy DP18 expects development to be car free in the Central London Area. This permission is therefore subject to a legal agreement to ensure the dwelling will be car free.

There are no extensions or additional windows proposed. As such, the change of use to residential, in a street that contains a mixture of offices and residential

dwellings, is not considered to create any significant amenity issues, in accordance with Policies CS5 and DP26.

The proposed new dwelling would provide a good standard of residential accommodation in terms of layout; space and room sizes; storage and utility spaces; daylight and sunlight; privacy and security; and noise, in accordance with Policies CS6 and DP26. The proposed new dwelling will not benefit from any outdoor amenity space; however, this is not possible due to the constraints of the application site and the nature of the building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 2 The proposed development is in general accordance with Policies CS1, CS5, CS6, CS8, CS9, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP6, DP13, DP17 DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 3.4, 3.5, 4.2, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 29-41, 47-55, 56-66 and 126-141 of the National Planning Policy Framework 2012.
- 3 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).
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 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.

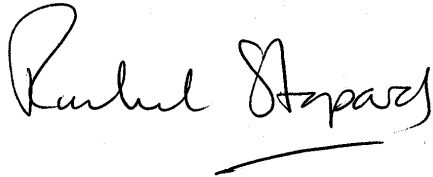
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment