

Mr Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2016/1806/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

9 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Daleham Mews
London
NW3 5DB

Proposal:
Change of use of 15sqm of ground floor from vehicle repair garage (B2 Use) to ancillary residential use (C3 Use).
Drawing Nos: EX-01 Rev.01, EX-02 Rev.01, APP-01 Rev.01, APP-02 Rev.01, PP-03 Rev.02, PP-04 Rev.01, LP-01 Rev.00 and Planning statement received 01/04/2016.

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 Rev.01, EX-02 Rev.01, APP-01 Rev.01, APP-02 Rev.01, PP-03 Rev.02, PP-04 Rev.01, LP-01 Rev.00 and Planning statement received 01/04/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The loss of 15sqm of B2 floorspace is not considered significant and would be unlikely to harm the viability of the existing garage workshop. Approximately half of the ancillary office space and a narrow section of floor space would be converted to residential use for the first floor flat, with 66sqm retained as B2 use. Although B2 premises are in short supply in Camden, the proposal is not considered to undermine the usability of the workshop nor impact the attractiveness of the premises for future tenants or alternative business uses.

The surrounding area is predominantly residential in character with one other car repair garage (B2 use). There would be no external alterations which would ensure the proposal would not harm the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight; nor would it impact the functioning of the other garage workshop.

The original proposal included the change of use of 19sqm and was revised to 15sqm to enable the retention of some office floor space for the garage.

No objections have been received prior to making this decision. 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, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56 -67, 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

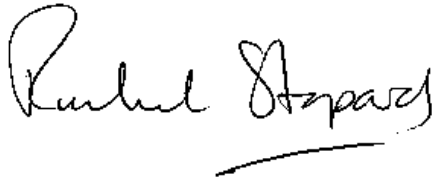
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities