

Mr Jhobel Ahmed  
Ahmed Warren Associates  
87 Cromwell Road  
Luton  
Bedfordshire  
LU3 1DP

Application Ref: **2015/5354/P**  
Please ask for: **Jagdish Akhaja**  
Telephone: 020 7974 **4899**

21 October 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:

**1st Floor  
76 Neal Street  
London  
WC2H 9PL**

Proposal:

Change of use from office (B1) to 1x bedroom flat (C3) at 1st floor level.

Drawing Nos: Site location plan, Block plan AW1505/001/NS, 002/NS, 003/NS, 004/NS, 005/NS, 006/NS, 007/NS, 008/NS, Lifetime home assessment, Supporting letter 09/12/2015, Letter for marketing evidence.

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, Block plan AW1505/001/NS, 002/NS, 003/NS, 004/NS, 005/NS, 006/NS, 007/NS, 008/NS, Lifetime home assessment, Supporting letter 09/12/2015, Letter for marketing evidence.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the change of use of the first floor from office (Class B1) to 1-bedroom flat (Class C3). The application site lies within the Seven Dials (Covent Garden) Conservation Area and the Central London Area. The site is a mid-terrace six storey building, with residential above and retail at ground floor level.

The proposed development does not involve any external alteration, and it is not considered to impact on amenity of neighbouring occupiers in terms of overlooking, loss of light or sense of enclosure, and would not have any adverse impact on the character or appearance of the building or detract from the wider Conservation Area.

The office has been marketed over three years, with little interest shown in the premises. The premises lack central heating/air conditioning and would need investment to bring them up to a reasonable standard. Due to its size and location the premises are not suitable for an alternative business use and policy DP13 states that when a site is not suitable for any business use other than office, a change to permanent residential accommodation may be acceptable. Due to the small size of the premises, poor state of repair and history of vacancy, it is considered that the loss of office floorspace would be acceptable in this instance and in compliance with policy DP13 and CPG5. It is noted that permission was granted for a similar change of use of the second and third floors from office to 2x flats in 2014 (ref 2014/4417/P).

The application site is located within a Controlled Parking Zone and in the Central London Area, and has a PTAL score of 6b (excellent). In line with policy DP18 the development will be required to be car-free and no parking permits will be allowed for future residents of the unit proposed. This would be secured by a S106 legal agreement. Given the constraints of the site, the provision of cycle spaces required by policy DP17 would not be achievable in this instance.

The proposal would provide a 1-bedroom flat with a net internal floorspace of approximately 52sqm and a bedroom of 24sqm which would comply with the DCLG Housing standards and the London Plan. The flat would be dual aspect with good access to natural light and ventilation, and would provide a reasonable standard of accommodation.

The Covent Garden Community Association has not commented, and no objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS9, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP6, DP13, DP16, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 3.5, 5.1, 5.2, 7.2, 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, 29-41, 47-55 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.
- 4 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.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £2,600 (52sqm x £50) for the Mayor's CIL and £26,000 (52sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR

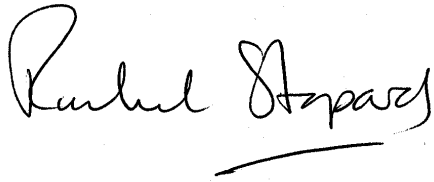
to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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  
Executive Director Supporting Communities