

Max Dewdney  
Max Dewdney Architects  
5th Floor  
18 Broadwick Street  
London  
W1F 8HS

Application Ref: **2016/4693/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 2534

28 March 2017

Dear Sir/Madam

### DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:  
**2a & 3a Loveridge Mews**  
**London**  
**NW6 2DP**

Proposal:  
Change of use from offices (Class B1a) to residential use (Class C3) to create 2x 1 bedroom flats  
Drawing Nos: LOV\_050 (OS Extract); LOV\_150 RevA; Design and Access Statement dated September 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 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 if in CA] 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: LOV\_050 (OS Extract); LOV\_150 RevA; Design and Access Statement dated September 2016

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a change of use of 2x office premises from Class B1 to Class C3 (residential) to create 2x 1 bedroom flats. The proposal development does not involve any external alteration, and it is not considered to impact upon the neighbouring amenity of adjoining residential occupiers.

The existing premises is not considered to be in a condition to allow for continued use and would need investment to bring them up to reasonable standard. The application buildings also lacks adequate on-site parking while also not located within or near to an Industry Area. 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 and not located near any other business uses to make it suitable; it is considered acceptable in this instance and in compliance with policy DP13 and CPG5.

The proposal would provide 2x 1 bedroom flats with a gross internal area (GIA) of 45sqm each which complies with the Department of Communities and Local Government housing standards. The proposed dwellings would have good access to natural light and ventilation, and would provide a reasonable standard of accommodation.

The application is located within a Controlled Parking Zone and has a PTAL score of 5 (very good). As per, the requirements of DP18, this decision is subject to a car-free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy DP18 seeks to ensure car-free development in low parking provision areas, which includes areas of high PTAL.

The development should provide 2x cycle spaces in accordance with the London

Plan and Camden cycle standards. In this context, due to the site restrictions, it is considered acceptable to not impose a condition upon granting planning permission for the provision of cycle storage space.

All converted dwellings are required to achieve 110L per person, per day (including 5L of external water use). This will be secured by condition. As such, the proposal is in general accordance with policies CS5, CS6, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP13, DP18, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as it involves the creation of new residential units. Based on the information given on the plans the charge is likely to be £4,635 (92.7sqm x £50) and £46,350 (92.7sqm 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 circumstance. 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.

- 5 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.

- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 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.
- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

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



David Joyce  
Director of Regeneration and Planning

AUTHORITY FOR SEALING/SIGNATURE  
SECTION 106 AGREEMENT

**2a & 3a Loveridge Mews 2016/4693/P**

**LONDON BOROUGH OF CAMDEN  
REQUEST FOR DOCUMENT TO BE SEALED/SIGNED**

The attached document is an Agreement under Section 106 of the Town and Country Planning Act 1990 between

1. **LEONIE ESTELLE COWAN**
2. **MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN**

and I confirm the document secures the obligations required by the London Borough of Camden in the granting of planning permission for development at the above property.

**Committee Ref:**

Delegated Authority/Development Control committee [insert date if decided at Committee]

**CLIENT STATEMENT**

I, Elizabeth Beaumont / Alex Bushell / Neil McDonald of Development Management, Regeneration and Planning Division, confirm that I am duly authorised by the Supporting Communities Directorate to make this statement.

Signed ..... *Abusell* ..... Elizabeth Beaumont / Alex Bushell / Neil McDonald

Dated .....24.../.....3...../2016

**LEGAL STATEMENT**

I certify that I have compared the above statement with the contract documents and confirm that it accurately describes the nature and effect of the document

Signed ..... *[Signature]* ..... Emily Shelton-Agar

Dated ..... *28/3/17* .....

**SEAL REGISTER NUMBER**

30791  
28.3.2017.

