

Mr Dean La Tourelle
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21 A
Upper Park Road
London
NW3 2UN

Application Ref: **2017/0563/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 2624

23 August 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:
80 Lambie Street
London
NW5 4AB

Proposal:

Change of use from office (B1a) to single- residential unit (C3); and installation of 1 x window to street elevation and 3 x rooflights, with part demolition of single-storey front extension to form garden amenity space.

Drawing Nos: Location Plan; SC01-R2; SC/ 02 -30/03/2017; Planning Statement, SC/ 02 R1; Change of use Supporting Statement.

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 policies A1 and D1 of the Camden Local Plan 2017.

3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan; SC01-R2; SC/ 02 -30/03/2017; Planning Statement, SC/ 02 R1; Change of use Supporting Statement.]

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

4 The two cycle spaces hereby approved and shown on the ground floor plan shall be provided in their entirety prior to the first occupation of the new unit, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

Policies E2 of the Local Plan seeks 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 office building was built approximately 65 years ago as an Express Dairy depot for electric milk delivery vehicles. In the 1980's the building was converted into office (144sqm) however it was of poor quality with no draft exclusion fitted, the walls were not lined and insulated, and adequate light and ventilation was not considered. The building comprises concrete and steel frame with solid brickwork infill walls, concrete beam flat roof structure, a steel truss gable roof structure and corrugated asbestos-cement gable roof covering with large skylights. Presently, the office accommodation is outdated and in a poor condition. It would require significant investment to refurbish the finishes, electrical systems and sanitary accommodation in order to bring it up to standard for a modern office use. The building layout is also not well suited for modern office accommodation. For

structural reasons, the spine wall on all floors, which cannot be removed due to the building's historic status and structural considerations.

Given that there is residential accommodation adjacent to the office unit, it is considered that there are no other B class uses that would be appropriate, as light industrial works would detract from the quality of life of the neighbouring residential occupiers. As it has been demonstrated that the site is not suitable for any alternative business use, a permanent residential use is considered appropriate due to the nature of the surrounding historic residential uses and it would revert the building back to residential use in keeping with the residential character of Lambel Street.

The new 3 bedroom flat would meet the minimum internal floorspace requirements of the London Plan and have acceptable layout, room sizes, sunlight, daylight, ventilation and outlook.

The application site has a Public Transport Accessibility Level (PTAL) 4 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. A condition is added to secure 2 cycle parking spaces, which would be provided internally within the host building.

The host building would retain as much of the industrial character and appearance; and incorporate some fenestration alterations such as new roof plus rooflights and new replacement windows. Amenity garden space would replace part of the single-storey extension enhancing the proposed residential use. No extension is proposed and the shared boundary wall at 2m height plus high-level windows would ensure no impact on neighbouring amenity with respect to loss of daylight and sunlight; privacy or sense of enclosure or light pollution; all in accordance with policy A1.

1 objection was received prior to making this decision. The sites 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 A1; D1; E2; H1, H6, H7; T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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