

Mark Dodds  
Lambert Smith Hampton  
UK House  
180 Oxford Street  
Westminster  
London W1D 1NN

Application Ref: **2017/6134/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

6 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7-8 Greenland Place**  
**London**  
**NW1 0AP**

Proposal: Change of use of part ground floor, first floor and fourth floor from offices (Class B1) to a flexible use as either offices (Class B1) or Child Protection House (Class Sui Generis) for the non-residential care of child victims of crime, including installation of fire doors to front and rear of property.

Drawing Nos: 5153010-ATK-00-XX-DR-A-2104 P1; 5153010-ATK-00-GF-DR-A-2011 P1; 04; 5153010-ATK-00-XX-DR-A-2101 P2; 5153010-ATK-00-XX-DR-A-2100 P2; Planning statement prepared by Lambert Smith Hampton; 5153010-ATK-00-XX-DR-A-2105 P1; 5153010-ATK-00-01-DR-A-2012 P1; 5153010-ATK-00-04-DR-A-2014 P1; Site location plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

5153010-ATK-00-XX-DR-A-2104 P1; 5153010-ATK-00-GF-DR-A-2011 P1; 04; 5153010-ATK-00-XX-DR-A-2101 P2; 5153010-ATK-00-XX-DR-A-2100 P2; Planning statement prepared by Lambert Smith Hampton; 5153010-ATK-00-XX-DR-A-2105 P1; 5153010-ATK-00-01-DR-A-2012 P1; 5153010-ATK-00-04-DR-A-2014 P1; Site location plan

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

#### Informative(s):

- 1 Reason for granting permission

The existing building is in use as an office (Class B1) and is occupied by the NSPCC. The application seeks a flexible use for the rear part of the ground floor, 1st floor and 4th floors as either offices (Class B1) or as a Child Protection House (Class Sui Generis). Child Protection Houses provide non-residential centres where children who have been abused can be given expert help and support from health care professionals. This type of use is considered to be a Sui Generis use.

The proposal would involve a change of use of 646sqm of B1 floorspace. Policy E2 resists the loss of business floorspace unless certain criteria are met. While no justification has been provided for the loss of B1 floorspace and there is no evidence to suggest that the site is unsuitable for the current use, the proposed flexible use would allow co-locational benefits between the existing occupier (the NSPCC) and the proposed use. It is likely that children using these centres would benefit from these co-locational arrangements and this would help to ensure that the existing occupier stays in the Borough. The co-locational benefits are considered to outweigh the loss of B1 office floorspace. The existing staff of the NSPCC would be retained within the reconfigured building. In addition the proposed use would be employment generating with an additional 30 employees including health care professionals, social care workers, advocates and administrative resource. Therefore, there would be an overall increase in the intensity of the employment use of the site albeit no longer all within the B1 Use

Class. Given the specific context, economic development have not objected to the loss of B1 floorspace and it is therefore considered acceptable in this instance.

The proposed use is supported by the Council's Children's Services who have confirmed that there are no additional safeguarding risks/concerns raised that have not already been taken into account as part of this application.

Greenland Place is mostly in office use. The proposed use would principally be a daytime operation. There would be minimal impact on neighbouring amenity from the change of use in terms of noise as the character of the use (in terms of noise) would be broadly similar to the existing use. The proposed use would not cause harm to the character, function, vitality and viability of the Camden Town 'Town Centre', the local area or the amenity of neighbours.

The proposal would involve minor changes to the front and rear elevation with the installation of fire doors to front and rear of the property. The proposed changes are minor and would preserve the character and appearance of the conservation area.

The proposals have been reviewed by the MET CPD officer who has made some recommendations principally relating to CCTV and door locking arrangements. It is not considered necessary or justified to secure these recommendations by condition. The planning and appeal history of the site has been taken into account when coming to this decision. No objections have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, E2, C1, TC4 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 You are advised that if implemented, the alternative use permission hereby granted

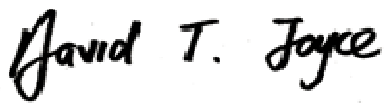
gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Director of Regeneration and Planning