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Application Ref: **2017/6560/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

21 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**77 Shelton Street**  
**London**  
**WC2H 2JQ**

Proposal:  
Change of use of ground floor and basement unit from retail use (Class A1) to office use (Class B1a).

Drawing Nos: 4760/P21, 4760/P22, 4760/P23 Revision A, 4760/P24.

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 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:

4760/P21, 4760/P22, 4760/P23 Revision A, 4760/P24.

Reason:

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

- 4 The cycle storage space as shown on plan 4760/P23 Revision A shall provide a minimum of 2 cycle parking spaces at the site. The facility shall be provided in its 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:

The proposed change of use from retail space (Use Class A1) to self-contained office space (Use Class B1a) is considered acceptable given the sites location in a non designated retail frontage in the Central London Area, and would be in compliance with Policy E2 of the Local Plan. A site visit confirmed that the subject retail unit is currently a vacant separate unit from the adjoining premises which is currently in A1 use by Majestic wines. Historical plans also indicate that the basement can only be accessed from this separate retail unit to which the current application relates.

The Council's retail and town centre policies seek to protect the character, function and vitality of existing centres and seek to resist changes of use which would result in a significant proportion of premises falling outside of Class A1. The application site is a small unit located outside of any protected primary or secondary retail frontages and it's change of use to office space is not considered to harm the character, vitality and retail function of the area. Furthermore, both A1 and B1 premises are compatible uses in the Central London Area and policies E1 and E2 of the Local Plan support the provision of employment generating office space.

The application site is highly accessible and is considered a suitable location for business use in principle. Internally, revised plans have been provided which demonstrate cycle parking provision at basement level with a cycle wheel ramp

also added to the stairwell to enable bicycles to be wheeled up and down the stairs to the basement. No external alterations are proposed and the proposal would not harm the character and appearance of the application building or the surrounding Conservation Area.

The proposal would not result in any detrimental impact on the residential amenity of nearby occupiers.

No objections were received following statutory consultation. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies E1, E2, A1, D1, D2, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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.
- 3 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).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning