

Application ref: 2018/0201/P  
Contact: Samir Benbarek  
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Date: 21 December 2018

**Development Management**  
Regeneration and Planning  
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Indigo Planning Ltd  
St. James Tower  
7 Charlotte Street  
Manchester  
M1 4DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Esavian House**  
**7-11 Stukeley Street**  
**London**  
**WC1V 7RL**

Proposal:

Change of use of first and second floors from mixed warehouse, workroom and showroom (B8/sui generis) to office (Use B1)  
Drawing Nos: 10115249\_A17; 10115249\_A18.

Planning Statement by Indigo Planning dated January 2018; Transport Statement by Indigo Planning dated March 2018; Energy and Sustainability Statement by National Design Consultancy dated 06 July 2018 (Ref: 180035).

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:

10115249\_A17; 10115249\_A18.

Planning Statement by Indigo Planning dated January 2018; Transport Statement by Indigo Planning dated March 2018; Energy and Sustainability Statement by National Design Consultancy dated 06 July 2018 (Ref: 180035).

Reason:

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

- 3 The development hereby approved shall incorporate sustainable design principles and climate change mitigation measures into the implementation of the development in accordance with the approved Energy and Sustainability Statement (July 2018).

Reason: To ensure the development contributes to minimising the effects of climate change, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to change the use of the first and second floor of the application building from a mixed use of warehouse and showroom use to (B8/sui generis) to office use (B1a). The GIA of the floorspace involved is 549sqm. The change of use would result in the whole building being within office use. The change of use in this instance is considered acceptable as the proposed floorspace would still be considered a business of employment space as defined within the Local Plan. Furthermore, the retention of the floorspace would be considered not logistical given its sole upper floor location.

The proposed office space would be highly accessible from the surrounding highway network and various means of public transport in accordance with policy E1 of the Local Plan. The additional office floorspace is supported by the Council and is considered to be of a suitable size and layout and would provide additional office employment within the area.

In support of the application, and as a requirement of policy CC2, a sustainability and energy statement was submitted to demonstrate how the proposal would implement sustainable design and construction measures to reduce energy, water and material consumption as well as to incorporate this within its occupation. As the application concerns a change of use to a building that will not be going through a major or considerable refurbishment (internal or external) and with none to minimal physical works to be undertaken (as observed on the officer's site visit), the proposal and the application building offers little opportunity to incorporate these sustainable measures. Some minor energy and sustainability improvements have been proposed and a condition

will be attached upon approval to ensure that these are implemented. The proposal also accords with policy CC5 as the waste provision would continue with the previously B8/sui generis use waste provision.

Due to the constraints of the site, additional parking facilities cannot be provided, although there are cycle parking facilities within the site at ground floor level (Stukeley Street side).

No external alterations are proposed to the building as a result of the proposal. Furthermore, it is considered that the proposal would not adversely impact upon the neighbouring amenity of adjoining residential occupiers.

One comment was received on the proposal, which was duly noted prior to making this decision. The application site's 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 E1, E2, A1, D1, CC1, CC2, CC5 and T1 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 2018.

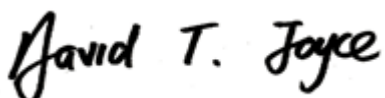
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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