

Mr Rolfe Judd Planning
Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2015/6470/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Birkenhead Street
London
WC1H 8BA

Proposal: Change of use from hotel (Class C1) to offices (Class B1) including alterations to fenestration and doors.

Drawing Nos: OS extract, 22581-01, 22581-02, 22581-03, 22581-03, 22581-04, 22581-05, 22581-06, 22581-07, 22581-P01, 22581-P02, 22581-P03, 22581-P04, 22581-P05, 22581-P06, 22581-P07, 22581-P08, 22581-P09 revA, 22581-P011, 22581-P012, 22581-P13 revA and 22581-P14.

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 Detailed drawings, or samples of materials as appropriate, in respect of the windows, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows including jambs, head and cill.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: OS extract, 22581-01, 22581-02, 22581-03, 22581-03, 22581-04, 22581-05, 22581-06, 22581-07, 22581-P01, 22581-P02, 22581-P03, 22581-P04, 22581-P05, 22581-P06, 22581-P07, 22581-P08, 22581-P09 revA, 22581-P011, 22581-P012, 22581-P13 revA and 22581-P14.

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

Informatives:

- 1 Reasons for granting permission

Policy DP14 of the London Borough of Camden Local Development Framework Development Policies supports tourism and visitor accommodation in central London locations, particularly King's Cross, and the Council will seek to protect existing visitor accommodation in this location. However, Policy DP13 seeks a range of sites and premises across the borough to suit different needs of businesses for space. Evidence has been provided to the Council that demonstrates the existing hotel use is unviable. There have also been recent permissions granted for a range of conversions/extensions to hotels within the vicinity of the development, some of which have been implemented, that would compensate for the loss of the existing hotel use. The site is located in a highly accessible location and would provide a smaller scale office suited to small and

medium enterprises. As such, the change of use from hotel to office use is considered to be acceptable.

The proposal seeks to replace unsympathetic alterations to the existing building. The changes proposed would include new scholarly timber sash windows and new painted timber doors. The proposed external changes would result in a visual improvement to the benefit of the existing building and streetscene and would be an enhancement to the character and appearance of the King's Cross Conservation Area.

The proposal would not result in any undue loss of privacy, overshadowing or increased sense of enclosure to neighbouring residential properties as result of the change of use. The proposal includes two cycle parking spaces which are considered to be acceptable given that the proposed office floorspace is less than 500sqm and the building is listed.

The site's history was considered before coming to this decision. No objections were received.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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 details are in general accordance with policies CS5, CS8, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP14, DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.3, 6.9, 7.4 and 7.6 of London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 35 and 56 -66 of the National Planning Policy Framework.

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.

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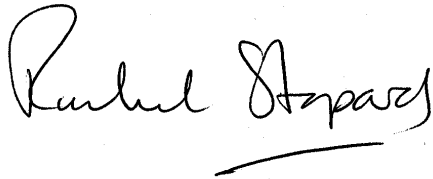
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment