

Application ref: 2018/5938/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 4 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

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: 22581-00; 22581-01; 22581-02; 22581-03; 22581-04; 22581-05; 22581-06; 22581-07; 22581-P01 revA; 22581-P02 revD; 22581-P03 revC; 22581-P04 revB; 22581-P05 revA; 22581-P09 revB; 22581-P10 revB; 22581-P11; 22581-P13 revA; 22581-P14; 22581-P15; Cover letter dated 29 November 2018.

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:

22581-00; 22581-01; 22581-02; 22581-03; 22581-04; 22581-05; 22581-06; 22581-07; 22581-P01 revA; 22581-P02 revD; 22581-P03 revC; 22581-P04 revB; 22581-P05 revA; 22581-P09 revB; 22581-P10 revB; 22581-P11; 22581-P13 revA; 22581-P14; 22581-P15; Cover letter dated 29 November 2018.

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

- 4 Before the relevant part of the work is begun, detailed drawings, including sections at 1:10, of all new windows including jambs, head and cill, shall be submitted to and approved in writing by the local planning authority.

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 policies D1 and D2 of London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, details of the 2no. cycle parking stands at the rear of shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development, and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission:

Previous planning permission has been granted on 13/04/2016 for "Change of use from hotel (Class C1) to offices (Class B1) including alterations to fenestration and doors" under planning application ref no 2015/6470/P and listed building consent ref no 2016/0903/L dated 13/04/2016. A subsequent listed building consent application was submitted and approved on 30/11/2018, ref no. 2016/5926/L.

The initial planning permission for change of use has expired, thus the current submission to renew this permission. A new listed building consent application was submitted as well to consolidate the previous permissions.

As part of the previous permission and the current submission, evidence has been provided to the Council which demonstrates the existing hotel use is unviable. King's Cross Area where the application site is located, is served by a wide range of tourist accommodation which would compensate the loss of the existing hotel use which is in line with policy E3.

Due to the existing site constraints and Grade II listing of the host building, the proposed office use would be considered suitable in this location. This would provide office accommodation suitable to small and medium enterprises, and able to create up to 20 full time jobs which is an increase of 18 over the existing two jobs currently provided, which is in line with policies E1 and E2.

The proposed change of use includes installation of new timber sash windows and doors with a like for like replacement. Overall, the proposed alterations are considered to improve the appearance of the building and the streetscene; details of which would be secured via condition.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

London Plan requires the provision of 1 cycle parking space per 90sqm of office space in central London location. The premises occupy 183sqm and therefore the requirement for 2no. cycle parking spaces. The proposal includes provision of two cycle parking stands at the rear of the site at ground level, which accommodates 4no. cycle parking spaces. These are considered acceptable and details of these would be secured by condition.

The application building sits on a quiet street, with a mix of residential, office and cultural uses. Due to their nature, the proposed change of use and alterations are not considered to cause harm to the amenity of the neighbouring occupiers by way of overlooking, loss of daylight or outlook.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies E1, E2, E3, T1, T2, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 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).

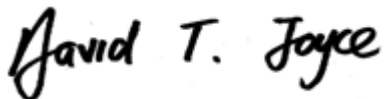
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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 2019.

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 slanted style.

David Joyce
Director of Regeneration and Planning