

Application ref: 2019/2246/P  
Contact: Patrick Marfleet  
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Date: 11 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Gpad London  
130 Old Street  
London  
EC1V 9BD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Acton Street**  
**London**  
**WC1X 9NA**

Proposal: Change of use of existing ground floor and basement levels from restaurant (Class A3) to office use (Class B1) with associated external alterations.

Drawing Nos: 637-PL-301, 637-EX-010, 637-PL-200, 637-PL-300, 637-PL-099, 637-PL-100, 637-EX-300, 637-EX-301, 637-EX-100, 637-EX-200, 637-EX-99, 637-EX-012

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: 637-PL-301, 637-EX-010, 637-PL-200, 637-PL-300, 637-PL-099, 637-PL-100, 637-EX-300, 637-EX-301, 637-EX-100, 637-EX-200, 637-EX-99, 637-EX-012

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

#### Informatives:

##### 1 Reasons for granting permission.

Planning permission is sought for the change of use of the ground floor and basement levels from restaurant (Class A3) to office use (Class B1). The application site is not located within a town centre area or a protected retail frontage but is located within the Central London Area. As a result Local Plan policy does not seek to protect restaurant uses in this location.

Policy E1 of the Local Plan states that the Council will aim to support businesses of all sizes and direct new office development to the growth areas, Central London and designated town centres. The proposed change of use would create approximately 170 sqm of new office space at the site, which is in the Central London Area. The proposal is therefore considered to comply with the requirements of Policy E1.

The proposed office space would be divided into two separate units that would be split over ground floor and basement level (Office 1 and Office 2) and would each have direct access entrances off Acton Street. To help improve the quality of space in the basement of Office 1, an internal floor void is proposed at ground floor level which would provide natural light into the basement area below. The basement floor of Office 2 would receive limited levels of natural light from the existing pavement glazing blocks at the site. Overall, given that the proposal is for the conversion of an existing building, the proposed development is considered to provide an acceptable standard of office accommodation.

The only external alterations proposed relate to the replacement of two high level ground floor windows with openable casement fittings to improve natural ventilation to the proposed office units. The proposed replacement windows and general restoration of the existing front facades is considered acceptable and would not cause harm to the character of the host building and surrounding conservation area.

The proposal would not cause harm to neighbouring amenity in terms of loss of light, outlook and privacy. Furthermore, the proposed office use is considered compatible with the residential use of the floors above and would not give rise to harmful levels of noise and disturbance at the site.

The size and scale of the proposed office use is not considered to create increased servicing and delivery needs at the site, beyond those of the existing C3 use, and a service management plan is not considered necessary in this instance. Further, whilst officers note that no cycle parking is proposed, this lack of provision is considered acceptable in this instance given the floorspace constraints of the building and the site's close proximity to a variety of public

transport links, including King's Cross Station.

No objections were received following statutory consultation. The 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 proposal is in general accordance with policies A1, A4, D1, D2, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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



Daniel Pope  
Chief Planning Officer