

Application ref: 2019/3267/P  
Contact: Rachel English  
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Date: 12 September 2019

**Development Management**  
Regeneration and Planning  
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84 Theobald's Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 Leeke Street**  
**London**  
**WC1X 9HY**

Proposal: Change of use from residential use (Class C3) to office use (Class B1a)

Drawing Nos: Site location plan, block plan, GSA936 - EX002, EX003, PL102 A, PL103. Planning Statement dated June 2019

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, block plan, GSA936 - EX002, EX003, PL102 A, PL103.

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

## Informatives:

### 1 Reasons for granting permission.

Permission is sought for the change of use of the building from a one-bed residential flat to office accommodation to extend the existing offices at 5-11 Leeke Street. The proposal would result in the loss of 43sqm of residential floorspace which is contrary to the wording of policy H3 which seeks to protect existing homes. This site did however have an application allowed at appeal in November 2018 (ref APP/X5210/W/18/3205121) where the Inspector allowed the demolition of the existing building and erection of a new three storey building with extensions and accepted the change of use from residential flat (Use class C3) to office space (Class B1). The Inspector concluded that a combination of site specific factors including the flat's limited size, its single aspect, its lack of amenity, ancillary or defensible space and the fact that the property had been vacant for some considerable time meant that "whilst the proposed development would result in a reduction in residential floorspace it is not demonstrably of a quality to meet the existing or future needs of households. Consequently, this is a material consideration that justifies a departure from the restrictions of Policy H3 of the Local Plan in this instance".

The current proposals do not include extensions to the existing offices and are therefore more limited in their overall public benefit than the development allowed on appeal. However, the policy basis and the development context in which the Inspector made the decision is unchanged and it is therefore considered that there is insufficient change of material considerations to justify a refusal of the application on the basis of land use policy.

The proposed office space would merge with the existing offices at 5-11 Leeke Street with the creation of an internal door. There would be no external changes to the proposals.

Within the previous application the Council sought the submission of a construction management plan (CMP) however that application included the demolition of the building and erection of a new building. This application requires the change of use only therefore a CMP is not required.

The proposed use as additional office space to the existing offices would not give rise to any adverse impact for residential occupiers opposite the site and unlikely to give rise to any adverse transport impacts.

No comments have been received following statutory consultation. The planning and appeal history of the site have been taken into account in making this decision.

Following the Inspectors decision to accept the loss of residential floorspace the proposals are in general accordance with the requirements of policies G1 (Delivery and location of growth), C6 (Access for all), E1 (Economic Development), E2 (Employment premises and sites), A1 (Managing the impact of development), A4 (Noise and vibration), T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017, the London Plan 2016 and the NPPF

2019.

- 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.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer