

Application ref: 2019/3554/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 8 October 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

Hillebron Consulting
13 Old Farm Road
Brighton
BN1 8HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Rosebery Avenue
London
EC1R 4TD

Proposal: Use of the basement and lower ground floor levels as office (Use Class B1) - Retrospective

Drawing Nos: Site location plan, Planning Statement, Ground floor plan 001, Lower ground floor plan 002

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 shall be maintained in accordance with the following approved plans: Site location plan, Planning Statement, Ground floor plan 001, Lower ground floor plan 002

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

Informative(s):

- 1 Reasons for granting permission.

This application seeks to authorise the continued use of the basement and ground floors as office (Class B1) use. No physical alterations are proposed. Officers are satisfied that the floors have been in use as offices for a significant period of time, that neither of the floors have any history of residential use nor is it considered that either of them would be particularly suitable for conversion into residential accommodation.

Policy E1 of the Camden Local Plan seeks to safeguard existing offices particularly in the Central London Area where this site is located. Policy E2 encourages the provision of employment premises and sites in the borough. It is considered that the continued use of the site is appropriate in landuse terms.

The office use appears established and it is not considered that it has an adverse impact on the residential occupiers above in terms of noise or disturbance.

No responses have been received following statutory public consultation. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies E1, E2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer