

Application ref: 2019/4741/P  
Contact: David Fowler  
Tel: 020 7974 2123  
Date: 5 May 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Public Works Ltd.  
Space Studios  
Studio 9  
Aspire Point  
2 Jupp Road West  
London  
E15 2ZN

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Ludham Estate**  
**181 Mansfield Road**  
**London**  
**NW3 2HP**

**Proposal:**

Conversion of vacant basement garages beneath Ludham Estate to become an extension to existing independent art and vocational training school, London School of Mosaics (Class D1), and minor external alterations at ground floor level.

Drawing Nos: Existing:  
097(L)001, 097(L)002.

**Proposed:**

097(L)005 D, 097(L)006 B, 097(L)007 proposed GA2, 097(L)007, 097(L)009.

**Documents:**

Planning Statement (Public Works) dated 9 September 2019.

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 Approved drawings

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

Proposed:

097(L)005 D, 097(L)006 B, 097(L)007 proposed GA2, 097(L)007, 097(L)009.

Documents:

Planning Statement (Public Works) dated 9 September 2019.

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

## 3 Cycle parking

Prior to first occupation, detailed plans showing bicycle parking with 12 spaces shall be submitted to and approved by the local planning authority in writing. These facilities shall be built out prior to commencement of the new use. All such facilities shall thereafter be permanently retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

## 4 Waste Management Strategy

Prior to first occupation, a Waste Management Strategy shall be submitted to and approved by the Council in writing. The premises shall be operated in accordance with this strategy thereafter in perpetuity.

Reason:

To safeguard the amenities of the adjoining occupiers and the area generally and to ensure the provision of adequate facilities for the storage and collection of waste and recycling in accordance with the requirements of Camden Local Plan policy A1 and policy CC5.

## 5 Hours of use

The use hereby permitted shall only be carried out between 09:00 to 22:00 Mon-Sat and not at all on Sundays and bank holidays.

Reason:

To safeguard the amenities of the adjoining occupiers and the area generally in accordance with the requirements of Camden Local Plan policy A1 and policy A4.

Informative(s):

- 1 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer