

Application ref: 2020/4041/P  
Contact: Laura Hazelton  
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Date: 18 November 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)

Deloitte LLP  
1 New Street Square  
London  
EC4A 3HQ  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**14 Endsleigh Street**  
**London**  
**WC1H 0DH**

#### **Proposal:**

Change of use from residential (Class C3) to sui generis and the full refurbishment of the building comprising: maintenance and repair works to the external envelope including the roof, facade and windows; the installation of a platform lift to front lightwell to serve ground and basement floors; installation of one plant unit to rear at basement level; re-building the garden wall to the rear; associated internal works, and removal of 7no. trees in the rear garden.

Drawing Nos: 1802-SBA-XX-ZZ-DR-A-005 Demolition Floor Plans B0-01 P5; 1802-SBA-XX-ZZ-DR-A-006 Demolition Floor Plans 02-04 P5; 1802-SBA-XX-ZZ-DR-A-008 GA Plans B0-01 P8; 1802-SBA-XX-ZZ-DR-A-009 GA Plans 02-04 C4; 1802-SBA-XX-ZZ-DR-A-015 Fire Strategy Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-016 Fire Strategy Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-020 Wall Type Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-021 Wall Type Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-030 Wall Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-031 Wall Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-035 Floor Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-036 Floor Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-042 Ceiling Replacement Strategy B0-01 C1; 1802-SBA-XX-ZZ-DR-A-043 Ceiling Replacement Strategy 02-04 C1; 1802-SBA-XX-ZZ-DR-A-100 GA Proposed Section A P4; 1802-SBA-XX-ZZ-DR-A-101 GA Proposed Section B P4; 1802-SBA-XX-ZZ-DR-A-102 GA Proposed Sections C+D P4; 1802-SBA-XX-ZZ-DR-A-103 Section Detail of New Rear Balcony P4; 1802-SBA-XX-ZZ-DR-A-104 Proposed Fire Strategy Section P4; 1802-SBA-ZZ-XX-DR-A-

105 Demolition Section A P1; 1802-SBA-ZZ-XX-DR-A-106 Demolition Section B P1; 1802-SBA-ZZ-XX-DR-A-107 Demolition Section C+D P1; 1802-SBA-XX-ZZ-DR-A-200 Proposed GA Elevations P5; 1802-SBA-XX-ZZ-DR-A-201 GA Elevations Demo P1; 1802-SBA-XX-B0-DR-A-250 B02 Business Meeting 1 P4; 1802-SBA-XX-B0-DR-A-251 B03 Store 1 P5; 1802-SBA-XX-B0-DR-A-252 B04 Server P6; 1802-SBA-XX-B0-DR-A-253 B07b Store 2 P3 1802-SBA-XX-B0-DR-A-254 B07c Accessible WC P4; 1802-SBA-XX-00-DR-A-255 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-256 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-257 00.2 Main Hall P4; 1802-SBA-XX-00-DR-A-258 00.3 Business Meeting 3 P4; 1802-SBA-XX-00-DR-A-259 00.4 Storage / Cloakroom P3; 1802-SBA-XX-00-DR-A-260 00.5 Accessible WC P4; 1802-SBA-XX-01-DR-A-261 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-262 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-263 01.3 Kitchen / Diner P4; 1802-SBA-XX-01-DR-A-264 01.3 Kitchen / Diner P4; 1802-SBA-XX-02-DR-A-265 02.1 Bedroom 1 P3; 1802-SBA-XX-02-DR-A-266 02.2 B1 Ensuite P3; 1802-SBA-XX-02-DR-A-267 02.2a WC2 P3; 1802-SBA-XX-02-DR-A-268 02.3 Bedroom 2 P3; 1802-SBA-XX-03-DR-A-269 03.1 Bedroom 4 P3; 1802-SBA-XX-03-DR-A-270 03.2 Family Bathroom P3; 1802-SBA-XX-03-DR-A-271 03.4 Bedroom 3 P3; 1802-SBA-XX-03-DR-A-272 03.4a B3 Ensuite P3; 1802-SBA-XX-03-DR-A-273 03.5 Utility P4; 1802-SBA-XX-04-DR-A-274 04.1 Sitting Room; 1802-SBA-XX-04-DR-A-275 04.3 Study; 1802-SBA-XX-ZZ-SH-A-300 Door Schedule Internal and External C4; 1802-SBA-XX-ZZ-DR-A-301 Existing Door Types C3; 1802-SBA-XX-ZZ-DR-A-302 Proposed Door Types C3; 1802-SBA-XX-ZZ-SH-A-310 Fireplaces Schedule P4; 1802-SBA-XX-ZZ-SH-A-320 Window Schedule P3; 1802-SBA-XX-ZZ-DR-A-321 Existing and Proposed Window Types P4; 1802-SBA-XX-ZZ-DR-A-330 Ceiling Roses Existing P4; 1802-SBA-XX-ZZ-DR-A-331 Mouldings Details Existing P3; 1802-SBA-XX-XX-DR-A-501 Location Plan P4; 1802-SBA-XX-XX-DR-A-502 Block Plan P3; 1802-SBA-XX-B0-DR-A-503 Site Plan P3; 1802-SBA-XX-B0-DR-A-504 C3 Location Plan - Tree replacement locations; 1802-SBA-XX-B0-DR-A-700 B0 Waterproofing Vaults P4; 1802-SBA-XX-B0-DR-A-701 Waterproofing Details P3; 1802-SBA-XX-B0-DR-A-702 B0 Lightwell Paving P1; 1802-SBA-XX-B0-DR-A-703 B0 Floor Construction P3; 1802-SBA-XX-00-DR-A-704 00 Main Entrance Paving P1; 1802-SBA-XX-ZZ-DR-A-705 Stair Finish Detail P2; 1802-SBA-XX-00-DR-A-722 00 Business Room Opening C3; 1802-SBA-XX-ZZ-DR-A-750 Existing Door Details P3; 1802-SBA-XX-ZZ-DR-A-751 Proposed Door Details P3; 1802-SBA-XX-ZZ-DR-A-760 Proposed Window Overhaul Schematic C4; 1802-SBA-XX-ZZ-DR-A-795 Replacement Plaster Ceiling Detail C2; 1802-SBA-XX-ZZ-DR-A-900 Existing Floor Plans B0-01 P3; 1802-SBA-XX-ZZ-DR-A-901 Existing Floor Plans 02-04 P3; 1802-SBA-XX-ZZ-DR-A-905 Existing Section A P2; 1802-SBA-XX-ZZ-DR-A-910 Existing Elevations P3; SK-002 01- JNY-01 Plant Enclosure Bench; SK-002 02 -JNY-01 Plant Enclosure Detail; SK-002 03 - JNY-02 Fixed Bench Seating; Method of installation of services within the historic fabric - cable trays and chasing R1; Method of installation of services within the historic fabric - risers; OBV - SK001.01 Rev 01 Landscape Design; 220039\_E\_2100\_C; 220039\_E\_2101\_C; 220039\_E\_2102\_C; 220039\_E\_2200\_C; 22039\_E\_2201\_C; 22039\_E\_2202\_C; GAMMA - Ceilings Schedule of Condition and Proposed Work V5; 2020\_01\_DR\_201 (Existing Drainage Plan) prepared by Ross & Partners; 2020-RP-XX-ZZ-DR-S-101 (Demolition and Temporary Works, Plans) Rev P01; 2020-RP-XX-ZZ-DR-S-102 (Temporary Works Sequence Sections and Details) Rev P01; 2020-RP-XX-00-DR-S-201 (Proposed Ground Floor Plan, Sections and Details) Rev P01;

#### Reports

Covering Letter prepared by Deloitte LLP, dated 04 September 2020; Design and Access Statement prepared by Saunders Boston Architects, dated 03 September

2020; Planning and Heritage Statement prepared by Deloitte LLP, dated September 2020; Schedule of Works prepared by Saunders Boston Architects; Mechanical Plant Noise Assessment prepared by Clarke Saunders Acoustics, dated 03 September 2020; Method Statement for the repair of the moulded treads to the main staircase, prepared by Capital Stone Renovation Ltd; Heating, ventilation and water services drawings, prepared by Overbury PLC references 2020 11 M 101 - 104, 2020 11 PH 101 -106 (all rev T1); UCL Green Strategy prepared by UCL; Damp Survey, prepared by AME, dated September 2020; Arboricultural Impact Assessment Report Addendum November 2020 Rev 1; Project Gamma UCL Tree Planting Aftercare Technical Note; Arboricultural Impact Assessment Report, prepared by AECOM, dated September 2020; Conservation vent grille and square hole grille details by Cast Iron Brick Company; Lightwell lighting details by Winter Electrical Services Limited; Methodology for uplifting of Flag Stone floor; External louvre schedule dated 10/11/2020; Structural Inspection and Review of Existing Ceilings prepared by Ross & Partners.

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 policies 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:

1802-SBA-XX-ZZ-DR-A-005 Demolition Floor Plans B0-01 P5; 1802-SBA-XX-ZZ-DR-A-006 Demolition Floor Plans 02-04 P5; 1802-SBA-XX-ZZ-DR-A-008 GA Plans B0-01 P8; 1802-SBA-XX-ZZ-DR-A-009 GA Plans 02-04 C4; 1802-SBA-XX-ZZ-DR-A-015 Fire Strategy Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-016 Fire Strategy Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-020 Wall Type Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-021 Wall Type Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-030 Wall Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-031 Wall Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-035 Floor Finishes Plans B0-01 P4; 1802-SBA-XX-ZZ-DR-A-036 Floor Finishes Plans 02-04 P4; 1802-SBA-XX-ZZ-DR-A-042 Ceiling Replacement Strategy B0-01 C1; 1802-SBA-XX-ZZ-DR-A-043 Ceiling Replacement Strategy 02-04 C1; 1802-SBA-XX-ZZ-DR-A-100 GA Proposed Section A P4; 1802-SBA-XX-ZZ-DR-A-101 GA Proposed Section B P4; 1802-SBA-XX-ZZ-DR-A-102 GA Proposed Sections

C+D P4; 1802-SBA-XX-ZZ-DR-A-103 Section Detail of New Rear Balcony P4; 1802-SBA-XX-ZZ-DR-A-104 Proposed Fire Strategy Section P4; 1802-SBA-ZZ-XX-DR-A-105 Demolition Section A P1; 1802-SBA-ZZ-XX-DR-A-106 Demolition Section B P1; 1802-SBA-ZZ-XX-DR-A-107 Demolition Section C+D P1; 1802-SBA-XX-ZZ-DR-A-200 Proposed GA Elevations P5; 1802-SBA-XX-ZZ-DR-A-201 GA Elevations Demo P1; 1802-SBA-XX-B0-DR-A-250 B02 Business Meeting 1 P4; 1802-SBA-XX-B0-DR-A-251 B03 Store 1 P5; 1802-SBA-XX-B0-DR-A-252 B04 Servery P6; 1802-SBA-XX-B0-DR-A-253 B07b Store 2 P3 1802-SBA-XX-B0-DR-A-254 B07c Accessible WC P4; 1802-SBA-XX-00-DR-A-255 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-256 00.1 Business Meeting 2 P4; 1802-SBA-XX-00-DR-A-257 00.2 Main Hall P4; 1802-SBA-XX-00-DR-A-258 00.3 Business Meeting 3 P4; 1802-SBA-XX-00-DR-A-259 00.4 Storage / Cloakroom P3; 1802-SBA-XX-00-DR-A-260 00.5 Accessible WC P4; 1802-SBA-XX-01-DR-A-261 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-262 01.1 Living Room P4; 1802-SBA-XX-01-DR-A-263 01.3 Kitchen / Diner P4; 1802-SBA-XX-01-DR-A-264 01.3 Kitchen / Diner P4; 1802-SBA-XX-02-DR-A-265 02.1 Bedroom 1 P3; 1802-SBA-XX-02-DR-A-266 02.2 B1 Ensuite P3; 1802-SBA-XX-02-DR-A-267 02.2a WC2 P3; 1802-SBA-XX-02-DR-A-268 02.3 Bedroom 2 P3; 1802-SBA-XX-03-DR-A-269 03.1 Bedroom 4 P3; 1802-SBA-XX-03-DR-A-270 03.2 Family Bathroom P3; 1802-SBA-XX-03-DR-A-271 03.4 Bedroom 3 P3; 1802-SBA-XX-03-DR-A-272 03.4a B3 Ensuite P3; 1802-SBA-XX-03-DR-A-273 03.5 Utility P4; 1802-SBA-XX-04-DR-A-274 04.1 Sitting Room; 1802-SBA-XX-04-DR-A-275 04.3 Study; 1802-SBA-XX-ZZ-SH-A-300 Door Schedule Internal and External C4; 1802-SBA-XX-ZZ-DR-A-301 Existing Door Types C3; 1802-SBA-XX-ZZ-DR-A-302 Proposed Door Types C3; 1802-SBA-XX-ZZ-SH-A-310 Fireplaces Schedule P4; 1802-SBA-XX-ZZ-SH-A-320 Window Schedule P3; 1802-SBA-XX-ZZ-DR-A-321 Existing and Proposed Window Types P4; 1802-SBA-XX-ZZ-DR-A-330 Ceiling Roses Existing P4; 1802-SBA-XX-ZZ-DR-A-331 Mouldings Details Existing P3; 1802-SBA-XX-XX-DR-A-501 Location Plan P4; 1802-SBA-XX-XX-DR-A-502 Block Plan P3; 1802-SBA-XX-B0-DR-A-503 Site Plan P3; 1802-SBA-XX-B0-DR-A-504 C3 Location Plan - Tree replacement locations; 1802-SBA-XX-B0-DR-A-700 B0 Waterproofing Vaults P4; 1802-SBA-XX-B0-DR-A-701 Waterproofing Details P3; 1802-SBA-XX-B0-DR-A-702 B0 Lightwell Paving P1; 1802-SBA-XX-B0-DR-A-703 B0 Floor Construction P3; 1802-SBA-XX-00-DR-A-704 00 Main Entrance Paving P1; 1802-SBA-XX-ZZ-DR-A-705 Stair Finish Detail P2; 1802-SBA-XX-00-DR-A-722 00 Business Room Opening C3; 1802-SBA-XX-ZZ-DR-A-750 Existing Door Details P3; 1802-SBA-XX-ZZ-DR-A-751 Proposed Door Details P3; 1802-SBA-XX-ZZ-DR-A-760 Proposed Window Overhall Schematic C4; 1802-SBA-XX-ZZ-DR-A-795 Replacement Plaster Ceiling Detail C2; 1802-SBA-XX-ZZ-DR-A-900 Existing Floor Plans B0-01 P3;

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

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

1802-SBA-XX-ZZ-DR-A-901 Existing Floor Plans 02-04 P3; 1802-SBA-XX-ZZ-DR-A-905 Existing Section A P2; 1802-SBA-XX-ZZ-DR-A-910 Existing Elevations P3; SK-002 01- JNY-01 Plant Enclosure Bench; SK-002 02 -JNY-01 Plant Enclosure Detail; SK-002 03 - JNY-02 Fixed Bench Seating; Method of installation of services within the historic fabric - cable trays and chasing R1;

Method of installation of services within the historic fabric - risers; OBV - SK001.01 Rev 01 Landscape Design; 220039\_E\_2100\_C; 220039\_E\_2101\_C; 220039\_E\_2102\_C; 220039\_E\_2200\_C; 22039\_E\_2201\_C; 22039\_E\_2202\_C; GAMMA - Ceilings Schedule of Condition and Proposed Work V5; 2020\_01\_DR\_201 (Existing Drainage Plan) prepared by Ross & Partners; 2020-RP-XX-ZZ-DR-S-101 (Demolition and Temporary Works, Plans) Rev P01; 2020-RP-XX-ZZ-DR-S-102 (Temporary Works Sequence Sections and Details) Rev P01; 2020-RP-XX-00-DR-S-201 (Proposed Ground Floor Plan, Sections and Details) Rev P01;

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

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the

- 7 This permission shall be personal to University College London (UCL) during their occupation and shall not endure for the benefit of the land. When the site is no longer occupied by UCL in this manner, the use shall revert to the lawful use as a dwelling (Class C3) use as described in Town and Country planning (Use Classes) Order 1987 (as amended).

Reason: In recognition of the special circumstances of the applicant and to prevent the permanent loss of self-contained residential floorspace (Class C3) in accordance with the requirements of policy H3 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. Replacement trees shall be maintained in accordance with the approved maintenance plan by Aecom dated November 2020.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought to change the use from a single dwellinghouse (Class C3 Residential) to Sui Generis. The building is owned by UCL and was previously occupied by staff associated with the university but has been vacant for a number of years. The proposed use would principally comprise a single residential unit on the upper floors, but is considered to be Sui Generis as the building would be a mix of uses including elements of residential/educational/office/event space to allow the building to function flexibly.

Policy H3 seeks to protect existing homes by resisting development that would involve a net loss of residential floorspace or the net loss of two or more homes. In this instance, the building would still be used as a residential dwelling, with an additional mix of uses incorporated. Furthermore, permission would be subject to the condition that once the Sui Generis use is no longer required by the University, it would revert back to a single dwellinghouse (Class C3). As such, the proposed change of use is considered acceptable and would accord with the aspirations of policy H3 in this instance.

The proposals include the full refurbishment of the building. External works include repairs to the façade, roof and windows; replacement of the Juliette balcony to the rear; installation of a platform lift within the front basement lightwell to improve accessibility of the lower floors and associated alterations to the railings to accommodate the new lift; replacement of non-original door to the basement lightwell; installation of a kitchen extractor fan within the rear garden and landscaping; and other minor associated works.

A number of revisions have been made and additional information provided since first submission following concerns raised by the Council's Conservation Officer. The revisions include changes to the rear garden landscaping to remove the proposed inappropriate tiles and astroturf; additional information submitted to demonstrate how the new services will interact with the historic fabric; changes to retain rather than remove a number of existing internal doors and upgrade them to meet current fire standards; and the proposed window alterations were revised to retain and refurbish the existing windows and remove the double glazing previously proposed.

Concerns remain regarding the details of the proposed platform lift and metalwork, and as such the final detailed design shall be secured by condition to be submitted for approval prior to implementation.

Following the revisions made, the Council's Conservation Officer has confirmed the proposals are acceptable. Although the level of intervention would result in some harm to the significance of the listed building, this would be at the lower end of less than substantial, and would be outweighed by the public benefits delivered due to the building being owned and used by the university. The sui generis use will support the wider function of the university, providing both important meeting space and residential accommodation for staff. The work of the university and the education function that it provides is of significant public benefit. The proposals will contribute significantly to the delivery of that public benefit, and will ensure the preservation and ongoing use of the host building.

- 2 The scheme involves the removal of seven trees: 1 category B tree (T6), 5 category C trees (T2, 3, 4, 5, 7) and 1 category U (unsuitable for retention irrespective of development) tree (T1). T1, 2, 3, 4, 5, 7 are low quality category C trees which have minimal visibility from the public realm and are not considered to be constraints on development providing the loss of amenity and canopy cover is mitigated against through replacement planting on site or off site within the local area. T6 is a category B lime which is likely to be self-seeded. This does not automatically devalue the tree but in this instance it has resulted in the tree growing in a position which is not sustainable in the long term as it is in close proximity to the boundary wall which is cracking, which is likely to be a result of rooting activity. T6 is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. It is considered that the loss of what T6 provides can be mitigated against through replacement planting. The applicant is proposing to plant 6 replacement trees elsewhere in the nearby area within the UCL campus which collectively will mitigate the loss of those proposed for removal. The tree replacement planting plan for the wider site shall be secured by S106 agreement as the replacement trees are outside of the red line

boundary.

Permission is sought for the installation of a kitchen extractor fan and ducting within the rear garden. The design of this is acceptable as it is incorporated into an external seating area and as such the visual impact is relatively discreet. A noise impact assessment has been submitted and assessed by the Council's Environmental Health Officer who confirms appropriate noise guidelines have been followed. The analysis of the noise data indicates noise emissions from the plant would be compliant with the 24-hour criteria for the noise-sensitive receptor and therefore acceptable in environmental health terms subject to the attached conditions.

Due to the nature of the proposals, and the limited external works proposed, they are not considered to cause harm to neighbouring amenity by way of loss of daylight/sunlight, outlook, or privacy, or noise disturbance.

As the residential use of the building will remain as a single dwelling; it is not considered necessary to secure the development as car-free.

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

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. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, A3, A4, and H3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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