

Application ref: 2020/5911/P
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Date: 14 April 2021

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

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planning@camden.gov.uk
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Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Leigh Street
London
WC1H 9EW

Proposal: Change of use of part of the ground floor from retail (Class E) to residential (Class C3) for the existing ground and lower ground floor dwelling.

Drawing Nos: 20049-DR-0100-B, 20049-DR-1300-A, 20049-DR-1000-C, 20049-DR-0200-A, 20049-DR-2400-C, 20049-DR-3200-C

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 20049-DR-0100-B, 20049-DR-1300-A, 20049-DR-1000-C, 20049-DR-0200-A, 20049-DR-2400-C, 20049-DR-3200-C

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

Informative(s):

- 1 Reasons for granting permission.

The site is within the Central London Area and is within the Marchmont Street Neighbourhood Centre. Local Plan policy TC2 seeks to promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. Criteria d. supports and protects Camden's Neighbourhood Centres. There is a general presumption in favour of retaining Class E uses within town centres and Neighbourhood Centres where they make a contribution to the vitality and viability of the town centre.

Following the proposed conversion of part of the ground floor from retail space to residential, the remaining street fronting retail sales space would amount to 14 sqm, with a total of 15.2 sqm including the WC. It is acknowledged that the remaining floor area of retail would be reduced considerably in relation to the existing; however, there is no reason to suggest that this would jeopardise the future commercial viability of the retail space at ground floor. It is noted that other similar partial conversions have been approved on Leigh Street. It is not uncommon for retail businesses to operate with small units. The applicant has provided information on that nature of the use and its ability to operate from a unit of this size. The unit would not be fully self-contained as the applicant would also occupy the enlarged residential unit at ground and lower ground floor levels. This would not undermine the viability of the retail unit. The proposed change of the rear part of the ground floor from retail to residential use is therefore considered acceptable in land use terms.

There are no external alterations proposed as part of this application. The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The proposal would not give rise to adverse impacts on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections have been received from residents prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, H1, TC2 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 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.
- 4 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.

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 printed name.

Daniel Pope
Chief Planning Officer