

Application ref: 2020/5569/P
Contact: John Sheehy
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Date: 31 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Gregory James Meier
8 Fitzroy Mews
LONDON
W1T 6DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
8 Fitzroy Mews
London
W1T 6DN

Proposal:

Change of use from live/work unit (Sui Generis) to dwellinghouse (Class C3) by converting the ground floor work room to residential use.

Drawing Nos: Site Location Plan; 0510 LA 43; 002547; Proposed Ground Floor Plan dated 30.11.2020 ref. XXXXX.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 0510 LA 43; 002547; Proposed Ground Floor Plan dated 30.11.2020 ref. XXXXX.

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed change of use from a live/work unit to a residential dwelling relates to the workspace element on the ground floor of the three-storey property, a room measuring 4.5m² and used as an office. Due to the location and scale of the space, it is not considered to be large or flexible enough to accommodate a range of different uses within Class B1, therefore its loss would not impact on the economic viability of the area. The use of the entirety of the property as a Class C3 residential unit would not prevent occupiers from working from home as long as this was an ancillary function to the residential use. It is noted that the proposal is similar to a change of use from live/work to Class C3 dwellinghouse at no. 9 next door, involving the conversion of a ground floor office to a bedroom, that was granted planning permission on 13.7.09 ref 2009/1569/P.

As no external changes are proposed, the development would not harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook or privacy.

As there would be no external changes to the building, the proposal would not harm the character or appearance of the host building, the streetscene or the Fitzroy Square Conservation Area.

No objections have been received. The planning history of the site and neighbours, including relevant appeal decisions were taken into account when coming to this decision. In particular it is noted that permission was granted for near-identical changes of use at 10 Fitzroy Mews (2014), 11 Fitzroy Mews (2011) and 9 Fitzroy Mews (2009).

The previous permission ref 2007/2000 dated 7.1.08 for change of use to live/work units at this site was subject to a S106 legal agreement to ensure the use was car-free in order to comply with parking policies. Thus a S106 will be needed again to remove on-street parking rights for this change of use to an entire dwellinghouse.

As such, the proposed development is in general accordance with policies H1, E2, A1, D2 and T2 of the London Borough of Camden Local Plan. The proposed development also accords with the Intend to Publish London Plan 2019 and the National Planning Policy Framework.

- 3 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.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer