

Application ref: 2019/4524/P
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Date: 18 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

Miss Danielle Sameroff
5 West End Lane
London
NW6 4NU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 West End Lane
London
NW6 4NU

Proposal:

Change of use of ground floor taxi office (Sui Generis) to residential (Class C3) to be amalgamated with first/second floor residential flat and associated external alterations to ground floor facade.

Drawing Nos: Site Location Plan; 1100; 18-007-0001; 18-007-0002; 18-007-3002PD Rev B; and Forfeiture Report by Sher Group dated 22/05/19.

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 policy D1 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:

Drawing Nos: Site Location Plan; 1100; 18-007-0001; 18-007-0002; 18-007-3002PD Rev B; and Forfeiture Report by Sher Group dated 22/05/19.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains a three-storey end of terrace building at the southern end of West End Lane. The site is not within a Conservation Area or a listed building. The proposal is for change of use of part of the ground floor from a taxi office (Sui Generis) to residential (Class C3) floorspace to be used as part of the residential flat which currently exists on the first and second floor of the building.

The ground floor level of the host building contains a nail salon and a vacant taxi office whilst the first and second floor is a residential flat. The proposal would result in the loss of a taxi office. The applicant has provided evidence that the taxi office has not been in use since at least May 2019, it was abandoned by the previous tenant and has now been vacant for over two years. During this time the unit has been marketed, but because of its size there has been no interest. Although the use is not technically an 'employment use' protected under policies E1 and E2 consideration has been given to whether it should be retained. The site is very small in terms of floorspace and realistically there is limited opportunity for it to be used for any other form of business use, given this, the fact that it has been marketed and that the proposed use is residential which is the priority land use of the plan, it is considered that the change of use is acceptable.

The ground floor taxi office would be converted into a living room and a WC and amalgamated with the residential flat on first and second floor to form a three-storey maisonette. The proposal would not result in additional bedrooms (it would remain a 3-bed unit) and the priority level of the dwelling would remain unchanged. The new maisonette would comply with space standards and have good access to light and outlook, particularly for the habitable rooms and is considered to be acceptable.

The existing front door to the taxi office via the single storey element would be removed and the opening bricked up and rendered to match the existing. Obscure glazing would be installed to the main entrance black door. No other

external alterations are proposed for the host building and the ground floor nail salon would be retained as existing. Given the material, design, location and minor scale of the external works they are considered to be in keeping with the character and appearance of the host building and local area and are acceptable.

The proposed external works would not harm neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

Although new residential development is expected to be car free in line with policy T2 in these circumstances it is considered that car-free development does not need to be secured. As the proposed development is to provide additional floor space to an existing residential unit it is considered that there would be no harm created by the proposal in terms in parking stress. Whilst no formal cycle parking has been provided, it is considered that sufficient space exists within the new maisonette to accommodate cycles and therefore the proposal does not conflict with the aspirations of policy T1.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, E1, E2, H1, H3, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 signatory.

Daniel Pope
Chief Planning Officer