

Application ref: 2020/4549/P  
Contact: Josh Lawlor  
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Date: 29 September 2021

**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)

Treharne Building Consultancy Limited  
Down Cottage  
Hillbrow Road  
Esher  
KT10 9UD

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**23 Goodge Street**  
**London**  
**W1T 2PL**

Proposal:  
Change of use of first floor from office (Class E(g)(i) office) to a one bedroom flat (Class C3)  
Drawing Nos: 0383.2B and 0383.1A

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: 0383.2B and 0383.1A

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

Informative(s):

1 Reasons for granting permission.

The refurbished office accommodation comprising 2 rooms has been marketed since July 2019. Para 45 of CPG 'Employment Sites and Business Premises' indicates a marketing period of under 2 years will be considered where premises have been completely vacant for three continuous years. Street View images suggest this property has had marketing boards on-site since at least Sept 2012. The covering letter for the application, dated 1.10.20, confirms the premises have been vacant since November 2014. It is considered that, given the length of the vacancy, the small size of the available space (36 sqm), and the residential properties at 2nd and 3rd floor sharing the same staircase, there is sufficient justification for the change of use and loss of an office use here.

The proposed studio flat at first floor level is 39sqm overall which meets the 37sqm national minimum space requirement. In relation to the standard of accommodation, this would be dual aspect, and in its 1st floor location would benefit from adequate outlook, light and privacy.

There are no external alterations proposed which would require assessment in terms of design and heritage impacts. There would be no impacts on neighbouring residential amenity.

In line with policy T1, one cycle space should be provided that is accessible and secure. CPG Transport para 8.23 states that for developments such as a new studio unit, it is generally acceptable to include cycle parking within the unit, although the space required to accommodate cycles must be in addition to the residential space standards. It is not possible to provide long stay cycle parking within the new unit and also meet space standards. Therefore a financial contribution towards a bike hanger on the public highway will be secured via a Section 106 legal agreement.

In line with Policy T2, the new residential unit should be car-free to prevent onstreet parking congestion, with rights to parking permits removed via a S106 legal agreement.

No objections have been received 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, E1, E2, TC3, T1, T2 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 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.
- 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.

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 printed name.

Daniel Pope  
Chief Planning Officer