

Application ref: 2021/5446/P
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Date: 21 January 2022

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Langdale
Stanhope Street
London
NW1 3RA

Proposal:

Change of use of 19 flats (Class C3) to commercial / business / service use (Class E), as a
meanwhile use for up to 2 years

Drawing Nos: Site Location Plan; S103-L-36; S103-L-37; S103-L-38; S103-L-39; S103-
L-40; S103-L-48; Planning Statement (undated)

The Council has considered your application and decided to grant permission subject to
the following condition(s):

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or
before 2 years from the date of this permission at which time the flats shall
revert to their former lawful use of Class C3.

Reason: In order that the long term use of the flats as self-contained residential
units is retained, in accordance with Policies G1 and H3 of the Camden Local
Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site Location Plan; S103-L-36; S103-L-37; S103-L-38; S103-L-39; S103-L-40; S103-L-48; Planning Statement (undated).

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

- 3 The use hereby permitted shall not be carried out outside the following times: 0800 to 2000 hours.

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 Camden Local Plan 2017.

- 4 No sounds from the use hereby permitted shall be played on the premises in such a way as to be audible at or within any residential/ noise sensitive premises.

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 Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

Langdale is a 9 storey block of flats located adjacent to land which has been cleared in relation to HS2 works. Planning permission is sought to change the use of 19 individual flats within the building from residential use (Class C3) to commercial / business / service use (Class E), as a meanwhile use for up to 2 years.

The flats in question, which are pepper-potted throughout the building, are currently vacant and won't be re-let in the short-term due to their proximity to HS2 construction works. The Council would like to use the flats to support local charities by providing them with a space to undertake their administrative work and/or storage (e.g. day to day administrative tasks and/or sorting out charity donations etc.). It is proposed that the charities only be allowed to use the flats between the hours of 8am and 8pm and it is not envisaged that the proposed change of use would result in significant increased footfall to the building.

Whilst Policy H3 of the Local Plan generally seeks to resist the net loss of residential floorspace, in this case the flats will not be let to tenants due to their proximity to the HS2 construction works and therefore the proposal to put them to an alternative use, for a fixed period of time (which can be controlled by condition), is considered to be acceptable in this case.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties. A planning condition will restrict the hours of use and, given the intended use, it is not considered that there would be significant comings and goings associated with the proposals. A further condition will restrict noise.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, H3, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions 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 printed name and title.

Daniel Pope
Chief Planning Officer