

Application ref: 2021/1429/P
Contact: Neil McDonald
Tel: 020 7974 2061
Email: Neil.McDonald@camden.gov.uk
Date: 16 February 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

IMAGE Architecture Ltd
86 North End Road
London
NW11 7SY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

23-27 King's Terrace
London
NW1 0JP

Proposal:

Change of use from office unit into residential dwelling.

Drawing Nos: PL_L1_110; EL_210; Design and Access Statement by Image Architecture dated March 2021; Email dated 09/08/2021 from Image Architecture containing marketing information.

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 Drwg Nos: PL_L1_110; EL_210; Design and Access Statement by Image Architecture dated March 2021; Email dated 09/08/2021

from Image Architecture containing marketing information.

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

Informative(s):

1 Reasons for granting permission.

The site is part of a 3-storey terrace within the Camden Town Conservation Area, to which it is not identified as making a positive contribution. The proposal to convert the existing first floor business unit to a residential flat does not entail any external alterations therefore does not affect the conservation area's character or appearance.

The upper floors of Nos. 23-27 are in residential use apart from this one existing business unit which shares the first floor with an existing 3-bedroom flat. The upper floors accommodation shares the same stair access. On the ground floor is an occupied business unit accommodating a printing shop with its own access from the street. The majority of the remaining premises in Kings Terrace are in residential use.

Evidence has been provided that the unit was advertised as office floorspace on a number of commercial property websites from December 2018. The few recorded viewings did not achieve a successful letting. This was attributed by the letting agent to the lack of visibility of the site being isolated from the main commercial area of Camden High Street and the rest of the Town Centre and the somewhat inhospitable appearance of the alleyway setting. This has resulted in the premises remaining vacant since May 2019 and in the light of the submitted evidence it does not appear likely that the proposal would result in the loss of floorspace readily suited to continued business use. The provision of a much needed residential unit is welcomed by the Local Plan policies which identify housing as its priority use and will bring back the site into an occupied use facilitating needed passive surveillance to this quiet backstreet location.

The proposed residential flat would meet the minimum of 74sqm internal floorspace plus 2.5sqm storage space as required by the Nationally Described Space Standards for a 3 bedroom 4 person unit. Given the site constraints there is no space for on-site cycle-parking so a financial contribution towards 2 long-stay Bike Hangar cycle parking spaces is secured through a Section 106 legal agreement. The same legal agreement will also ensure that the unit is designated as car-free housing.

No objections were received following statutory consultation. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in accordance with policies A1, D1, D2, H1, H6, C5,

E2, T1 and T2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 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.
- 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.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer