

Application ref: 2021/5166/P
Contact: Obote Hope
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Date: 8 April 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

Tal Arc Ltd
2A Crescent Road
London
N3 1HP

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted subject to a section 106 legal agreement** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**11-12 Grenville Street
London
WC1N 1LZ**

Description of the proposed development:

Change of use of the ground floor from retail unit (Class E) to a residential unit (Class C3) to create one self-contained flat.

Details approved by the local planning authority:

Drawing Nos: 1112GS-PP2-01; 1112GS-PP2-02; Daylight and Sunlight report commissioned by ECODESIGN LTD dated 14.10.2021 and Cover Letter from Tal Arc Ltd dated 15.10.21.

Condition(s):

- 1 Prior to the first occupation of the new dwelling unit, the internal cycle storage

area shall be provided in its entirety as shown on the approved drawings, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017 and policy T5 of the London Plan 2021.

- 2 Prior to the first occupation of the new dwelling unit, all noise mitigation measures as recommended in Section 4 of the Noise Assessment from Sound Solution Consultants (37306-R2) shall be provided in their entirety, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the proposed future occupiers of the new dwelling unit from the transmission of noise and vibration from the adjacent commercial premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 3 The proposal complies with the conditions MA.1 and MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- 1 It is a requirement of the above condition that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 2 It is a requirement of the above condition that any new dwellinghouse hereby approved shall remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse
- 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 4 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.

- 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 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.