

Application ref: 2021/5900/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
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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

DP9 Ltd.
DP9 Planning Consultants
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur Stanley House
40 - 50 Tottenham Street
London
W1T 4RN

Proposal:

Discharge of Condition 8 (Wheelchair Accessibility) and Condition 9 (Building Regulations Compliance) granted under reference 2017/4306/P dated 30/08/18 as varied by reference 2020/1547/P dated 08/01/21 for refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.

Drawing Nos: Cover letter (DP9) 25th November 2021, ASH-CBA-XX-B1-DR-A-01009 O, ASH-CBA-XX-GF-DR-A-01010 Q, ASH-CBA-XX-GF-DR-A-01010 Q, ASH-CBA-XX-01-DR-A-01011 R, ASH-CBA-XX-02-DR-A-01012 P, ASH-CBA-XX-03-DR-A-01013 Q, ASH-CBA-XX-04-DR-A-01014 M, Letter (BRCS) 05/11/21.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approval:

Condition 8 requires evidence demonstrating compliance with Part M4(3) Regulations for the wheelchair units. Condition 9 requires evidence demonstrating compliance with the accessibility requirements of Part M4(1) and M4(2) Regulations for all units.

Plans have been submitted showing compliance with Part M regulations. A letter from a building control company has also been submitted, which confirms compliance. Given the above, the condition can be discharged.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with Camden Local Plan 2017 policy H6.

2 You are reminded that conditions 11 (water use), 16 (acoustic report), 21 (PV panels) and 24 (Mechanical ventilation system) of planning permission granted on 30th August 2018 (ref 2017/4306/P) are outstanding and require details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer