

Application ref: 2023/0418/P
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
Date: 26 April 2023

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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Cedar Way Industrial Estate

Unit 24

Cedar Way

London

N1C 4PD

Proposal:

Change of use from storage and distribution (Class B8) to business use (Class E(g)).

Drawing Nos: Location Plan; Existing Floor Plan; Proposed Floor Plan.

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- Location Plan; Existing Floor Plan; Proposed Floor Plan.

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

Informative(s):

1 Reasons for granting permission-

The proposal is for the change of use of the existing 196sqm commercial unit from Class B8 to Class E(g) use. The site is currently vacant. No amendments are proposed to the external appearance of the existing unit.

The site was until recently used as a store and workshop. These uses fall within Use Class B8 and all evidence suggests that B8 is the current lawful use of the site. This application proposes a change of use to flexible laboratory space which falls within Class E(g), i.e. office, research and development, and industrial processes suitable for a residential area.

The development would bring a vacant industrial unit back into active use. The business usage of the site would be retained. The number of people employed at the site is likely to increase due to the greater level of occupancy of the space. Furthermore, it is anticipated that the proposed combination of office/R&D/small-scale industrial uses would continue to have a low impact on the amenities and transport conditions of the surrounding area, similar to that of the existing storage and distribution use. The provision of start-up and move-on space for activities within knowledge sectors is supported in general by London Plan policy and is also strongly supported by Local Plan policy given the site's location within Camden's Knowledge Quarter.

Therefore, it is considered that the provision of employment space for businesses within the knowledge sector within a currently vacant unit is acceptable in this location.

The development is also acceptable in terms of its amenity and transport impacts.

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.

The provision of any signage may need advertisement consent and as such is not for consideration as part of the assessment of this application. Any extraction or other plant equipment may also need separate planning permission.

As such, the proposed development is in general accordance with policies A1, D1, E1, E2 and T2 of the London Borough of Camden Local Plan 2017 and policies EM1 and EM2 of the Camley Street Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the

Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer