

Application ref: 2018/0565/P
Contact: Alyce Keen
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Date: 29 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**178A & 178B Royal College Street and Arches 73, 74, 75, 76, 77, 79 and 80 London NW1
0SP**

Proposal:

Change of use of arches (73, 74, 75, 76, 77, 79 and 80) from offices (B1) to storage (B8). Change of use at ground floor of 178A and B Royal College Street from retail (A1), tattoo parlour (sui generis) and cafe uses (A3) to retail use (A1). Erection of a covered access extension to rear of arches 73-75.

Drawing Nos: NL2-ED01, NL2-ED10, NL2-ED60, NL2-ED61, NL2-ED70, NL2-ED71, NL2-ED72, NL2-ED90. NL2-PD10, NL2-PD21_A, NL2-PD60, NL2-PD61, NL2-PD70, NL2-PD71, NL2-PD72, NL2-PD90. Planning Statement prepared by Planning Potential dated 06/02/2018. Parking & Servicing Strategy prepared by entran. Energy Statement prepared by Base Energy dated 16/02/2018.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
NL2-ED01, NL2-ED10, NL2-ED60, NL2-ED61, NL2-ED70, NL2-ED71, NL2-ED72, NL2-ED90. NL2-PD10, NL2-PD21_A, NL2-PD60, NL2-PD61, NL2-PD70, NL2-PD71, NL2-PD72, NL2-PD90. Planning Statement prepared by Planning Potential dated 06/02/2018. Parking & Servicing Strategy prepared by entran. Energy Statement prepared by Base Energy dated 16/02/2018.

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The uses (A1 and B8) hereby permitted shall not be carried out outside the following times 9.00 to 17.30 Mondays to Saturdays and will not operate on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, TC1, TC2, TC4 of the London Borough of Camden Local Plan 2017.

- 6 No development shall commence until:
(a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
(b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 8 Deliveries and collections are only permitted via Randolph Street and the internal service yard. Deliveries are also limited to up to 4 per week via 7.5 tonne vehicle between the hours of 9.00 to 17.30 Mondays to Saturdays as specified in the Parking & Servicing Strategy.

Informative(s):

- 1 Reasons for granting permission.

No 178A and B are occupied by retail (A1), tattoo parlour (sui generis) and cafe uses (A3). While the arches 73, 74, 75, 76, 77, 79 and 80 lawful use is office (B1). The property is located within the Camden Broadway Conservation Area.

This proposal seeks to permit the use of No 178A and B as solely retail (A1) and the arches as storage (B8).

Camden Local Plan policy E2 states that we will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. It appears the existing employment use has been vacant for some time and the proposal involves refurbishment of existing B1 employment use floorspace in order to make it suitable for another business use (B8). This is acceptable given the existing use is vacant and the proposed use is another business use which is in limited supply in Camden.

The site also includes an A1 and an A3 use (both vacant). The proposal involves changing the use of a vacant A3 to A1, which is policy compliant in a Neighbourhood Centre.

The proposal also involves the erection of a covered access extension to the rear of arches 73-75. The extension is considered acceptable as it will rationalise the space and tidy up the existing various extensions. The infill brickwork will be conditioned to ensure it matches the existing.

The extension will have a height of approximately 2.5m along the boundary with the roof pitching away from the boundary consisting of an obscure glazed roof form. The proposal is not considered to cause harm to the amenity of neighbouring residents in terms of loss of privacy, outlook or daylight. To ensure the use does

not result in disturbance to neighbours, conditions have been attached limiting the operational hours and delivery frequency. This is imposed in order to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4.

The scheme proposes 2 long stay cycle parking spaces that are covered in accordance with Transport for London's cycle parking threshold.

Council's environmental health officer has informed that the supporting documents associated with this application do not include a Geo-environmental Report confirming or otherwise the presence of ground contamination at and migrating from the arches (i.e. No's 73 -80).

Two comments were received prior to making this decision, which are summarised in the consultation summary. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, E1, E2, D1, D2 TC1, TC2, T1 and T2 of the Camden Local Plan 2017.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 With regard to condition 6 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.

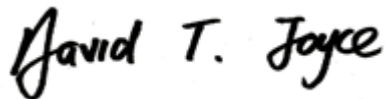
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning