

Application ref: 2022/2806/P
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Date: 3 July 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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Olde White Bear
School And Premises 1st And 2nd Floor
Well Road
London
NW3 1LJ**

Proposal: Change of use of first and second floor to flexible education use (Class F1), office use (Class E), and public house (Sui Generis).

Drawing Nos: 0500-Site Location Plan, 0501-Block Plan, 0999-Existing Basement Floor Plan, 1000- Existing Ground Floor Plan, 1001-Existing First Floor Plan, 1002-Existing Second Floor Plan, 1003-Existing Roof Plan, 1999-Proposed Basement Plan, 2000-Proposed Ground Floor Plan, 2001-Proposed First Floor Plan, 2002-Proposed Second Floor Plan, 2001_E-Proposed First Floor Plan, 2002_E-Proposed Second Floor Plan, 2007-Proposed First Floor Plan, 2008-Proposed Second Floor Plan, 2003-Proposed Roof 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 shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is

the later.

Reason: In order to comply with the provisions of Section 92 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:

0500-Site Location Plan, 0501-Block Plan, 0999-Existing Basement Floor Plan, 1000- Existing Ground Floor Plan, 1001-Existing First Floor Plan, 1002-Existing Second Floor Plan, 1003-Existing Roof Plan, 1999-Proposed Basement Plan, 2000-Proposed Ground Floor Plan, 2001-Proposed First Floor Plan, 2002-Proposed Second Floor Plan, 2001_E-Proposed First Floor Plan, 2002_E-Proposed Second Floor Plan, 2007-Proposed First Floor Plan, 2008-Proposed Second Floor Plan, 2003-Proposed Roof Plan.

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

- 3 Before the development commences, details of secure and covered cycle storage area for five (5) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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.

- 4 Notwithstanding the provisions of Class E of the Schedule of the Town and Country Planning (Use Classes) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the proposed Flexible Class E/F1/Public House (Sui Generis) use hereby approved at first and second floor shall not be used for any purposes within Class E other than as an office.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises or immediate area by way of noise or disturbance, in accordance with policies G1, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 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.

- 4 Under part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments, the first and second floors can change between the education use (Class F1), office use (Class E), or public house use (Sui Generis) as shown on the floorplans hereby approved for 10 years without further planning permission (notwithstanding the provisions of condition 4 restricting class E use). The actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change.

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



Daniel Pope

Chief Planning Officer