

Application ref: 2023/2722/P
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Date: 15 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ms Jenny Dunn
5 Pancras Square
London
Greater London
N1C 4AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hillgrove Garages
Dobson Close
London
NW6 4TL

Proposal:

Temporary change of use of car-parking garages until 18th October 2023 for a series of community focused pop-up events; painting of existing entrance doors and replacement of security gate at upper level with steel fire escape door.

Drawing Nos: Site location plan received 02/08/2023, 01 A, 02 A, 03 A, 04 A and design statement received 30/06/2023.

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 be carried out in accordance with the following approved plans: Site location plan received 02/08/2023, 01 A, 02 A, 03 A, 04 A and design statement received 30/06/2023.

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

- 2 The use hereby permitted is for a temporary period only and shall cease on or

before 18 October 2023, at which time the premises shall revert to their former lawful use which is car parking garages (Class C3).

Reason: In order to ensure the proposals do not contribute to parking stress in the local area and so that the long term use of the site may be properly considered in accordance with policies T2 and DM1 of the London Borough of Camden Local Plan 2017.

- 3 The temporary events shall only take place during the following hours: 10:00 - 20:30 Monday-Saturday and 11.00 - 17.00 on Sundays.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the temporary change of use of the existing car parking garages to provide space for a series of community focused pop-up events. These will include artist studio space for local residents, gardening workshops, community meals, food co-operatives, music workshops for young people and bicycle repair workshops.

The garages are ancillary to the residential dwellings on the surrounding estate but are currently vacant and not being used by residents. As such, there would be no impact on existing parking provision for residents or increased on-street parking stress within the local streets.

External alterations include the repainting of the existing timber façade and front door with a colourful abstract pattern to enliven the front of the building. There are no objections to this alteration. The existing secondary access will also be replaced. At present the gate is a dilapidated metal railing gate which will be replaced with a solid steel emergency exit door. The door is utilitarian in appearance but given its recessed location and function, this is considered appropriate.

The events would not be held daily, but they would occur over a mixture of days and hours to determine local demand. However, events would predominantly be between 3pm to 7pm which are considered reasonable and would ensure there was no undue disturbance to nearby residents. A condition shall restrict hours to use to 10am to 8pm on Monday to Saturday and 11am to 5pm on Sundays to ensure events are not held outside of these times.

Likewise, a separate condition shall require the use to revert back to the original use on or before 8th October.

No consultation responses were received, and the planning history of the site and surrounding area has been taken into account during the determination of the application.

As such, the proposed development is in general accordance with policies D1, D2, T2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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.
- 4 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer