

Application ref: 2023/2582/P
Contact: Laura Dorbeck
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Date: 18 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

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

Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Building A1
Hawley Wharf
London
NW1 8AH**

Proposal:

Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2024 (amended description).

Drawing Nos: Existing Drawings: Site Location Plan - Basement Floor, Site location plan - Lower Ground Floor, Existing Plan - Lower Ground Floor, Existing Plan - Basement Floor.

Proposed Drawings: Proposed Plan - Basement Floor, Proposed Plan - Lower Ground Floor.

Documents: Cover letter dated 21 June 2023, Report on Building A Lower Floors dated May 2023, Letter from Bruce Gillingham Pollard, dated 14 October 2022, and Design, Access and Operational Statement dated 07/08/2023.

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: 'Proposed Plan - Basement Floor', 'Proposed Plan - Lower Ground Floor', cover letter dated 21 June 2023, Design, Access and Operational Statement dated 07/08/2023.

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 1st May 2024, at which time the premises shall revert to their former lawful use which is Light Industrial (Class B1c), Market Retail (Class A1) and Hot Food Takeaway (Class A5)

Reason: In order to protect the existing business use and so that the long term use of the site may be properly considered in accordance with policy E2 of the London Borough of Camden Local Plan 2017.

- 3 The temporary use hereby permitted shall be carried out only during the hours of 10:00 to 19:00 on Mondays to Thursdays and 10:00 to 20:00 on Fridays to Sundays.

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

- 4 Visitor numbers to the temporary exhibition space hereby approved shall not exceed 250 people per hour.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 5 The temporary exhibition use shall be operated and managed at all times in accordance with the Design, Access and Operational Statement dated 07/08/2023 hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2 and TC4 of the London Borough of 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.

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