

Address:	Building A1 Hawley Wharf London NW1 8AH		2
Application Number:	2023/2582/P	Officer: Laura Dorbeck	
Ward:	Camden Town		
Date Received:	22/06/2023		
Proposal:	Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2024.		
Background Papers, Supporting Documents and Drawing Numbers: 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.			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:		Agent:	
Ground Gilbey Limited c/o Agent		Gerald Eve 1 Fitzroy Place 6 Mortimer Street London W1T 3JJ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing (approved)	Light industrial (Use Class B1c)		1,029.5
	Market retail (Use Class A1)		660
	Hot food takeaway (Use Class A5)		14
	Total		1,703.5
Existing (temporary permission)	Art gallery (Use Class F1)		1,703.5

Proposed (temporary)	Art gallery (Use Class F1)	1,703.5

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0

EXECUTIVE SUMMARY

- i) The application site comprises part of the lower ground floor and basement levels of Building A1 within the Hawley Wharf masterplan site. The site is located within the Camden Town Town Centre and the Regents Canal Conservation Area, where it is surrounded by a mix of uses including commercial, retail, office, residential, market uses and drinking establishments.
- ii) Permission is sought for the continued temporary change of use from the lawful light industrial (Class B1c), retail (Class A1) and hot food takeaway (Class A5) uses to art gallery use (Class F1) to display artwork and exhibition pieces until 1st May 2024. Although multiple temporary permissions are not normally granted, in this case, the applicant has demonstrated that despite ongoing marketing there has been no demand from industrial occupiers, and officers are satisfied that work is ongoing on proposals for a permanent long-term solution for the site. As such, the continued temporary use as an art gallery is considered to be acceptable, it would support the cultural sector and ensure the site remains in an active, successful use which contributes to the vitality and viability of the site and Camden Town Town Centre whilst its long term future is properly considered.
- iii) This is considered an appropriate location for the proposed use. The location at basement and lower ground level would help to limit any of the impacts to neighbouring amenity associated with such a use, and the proposed gallery / exhibition use would help to contribute towards the vitality and viability of the town centre.
- iv) There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, the character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings.
- v) The proposals do not raise any concerns in terms of impacts to the amenity of nearby neighbouring residents or the local transport network, subject to the attached conditions securing hours of use and maximum visitor numbers.
- vi) As such, it is recommended that temporary conditional planning permission is granted.

OFFICER REPORT

Reason for Referral to Committee: Major development involving a change of use resulting in provision of more than 1,000sqm of non-residential floor-space [Clause 3(ii)].

1. SITE AND BACKGROUND

Location

- 1.1 The application site comprises part of the basement and lower ground floors of Building A1 within the Hawley Wharf masterplan site where planning permission was granted in January 2013 for full redevelopment to create a mixed-use development providing employment, housing, retail market, cinema, and a produce market (the original permission). The Hawley Wharf site is bound by Castlehaven Road, Chalk Farm Road, Hawley Road, Kentish Town Road and Regents Canal. Building A1 sits to the south west of the site, fronting Regents Canal to the south and Camden High Street to the west.
- 1.2 The lawful use of the basement and lower ground floor in the original permission is light industrial use (Class B1c) at basement level and a mixture of market retail (Class A1) and hot food takeaway uses (Class A5) at lower ground floor.

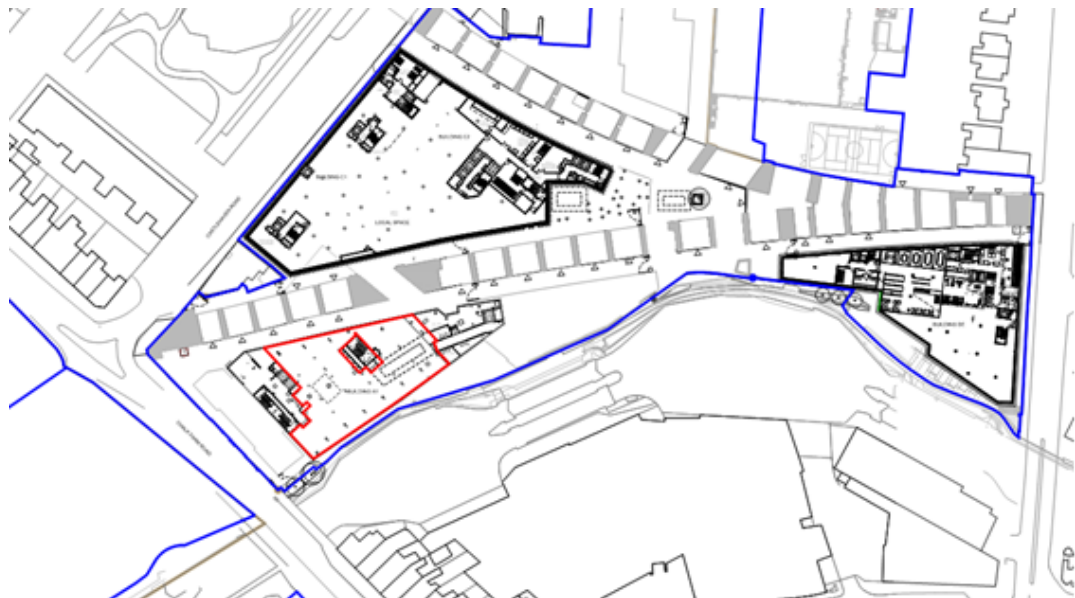


Figure 1 – The application site outlined in red

- 1.3 The application site is located within the Regents Canal Conservation Area. The nearest listed buildings are 57 – 63 Kentish Town road and 1 Hawley Road to the east which are Grade II listed. The Hampstead Road Bridge over the Grand Union Canal to the south west of the site is also Grade II listed.

- 1.4 The site is located in a mixed-use area, surrounded by commercial, retail, office, residential, market uses and drinking establishments and is within the Camden Town Town Centre.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). The nearest stations are Camden Town and Chalk Farm Underground and Camden Road and Kentish Town West Overground which are all a short walk away. There are also numerous bus services from Kentish Town Road, Hawley Road and Chalk Farm Road.

2. THE PROPOSAL

- 2.1 Planning permission was previously granted for a temporary change of use from the lawful light industrial (Class B1c), retail (Class A1) and hot food takeaway (Class A5) uses to art gallery use (Class F1) to display artwork and exhibition pieces within part of the lower ground and basement levels of Building A1 (Ref: 2022/3594/P granted 19/12/2022). Permission was granted until 1st May 2023 (the first temporary permission).
- 2.2 The first temporary permission was implemented and the site was operated as an art gallery, occupied by Next Exhibition for a travelling digital exhibition based on the popular film 'Back to the Future'.
- 2.3 The current application seeks a further change of use of the site to display artwork and exhibition pieces for an additional temporary period until 1 May 2024. The site will continue to be operated by Next Exhibition, for a 'Colours Festival' exhibition showcasing street artists from around the world.

3. RELEVANT HISTORY

The site

- 3.1 2022/3594/P - Use of the site as art gallery (Class F1 Use) for a temporary period until 1 May 2023. Planning permission granted 19/12/2022 (the first temporary permission).
- 3.2 2020/0362/P - Variation of various conditions of planning permission dated 23/01/2013 ref: 2012/4628/P amended by planning permission dated 03/12/2018 ref. 2018/1715/P (Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road), to reflect various physical and land use amendments

to the permitted scheme, to relocate cinema (Class D2) to the northern arches, provision of new family entertainment (sui generis) use in the basement of Building C, including new mezzanine floor, relocation of light industrial (Class B1c) to the basement of Building A1, loss of existing market retail (Class A1), reconfiguration of Buildings A1 and A2 roof terrace seating, variation of condition 10 (cinema plan) and conversion of four market residential units to intermediate residential units and associated works. Planning permission granted 28/10/2020.

NB. This permission relocated the approved cinema from the basement of building C1 to the northern arches, which in turn displaced the approved light industrial floorspace from the northern arches. The light industrial floorspace was relocated to the basement of building A1 which is this application site.

- 3.3 2012/4628/P - Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road). Planning permission granted 23/01/2013 (the original permission).

4. CONSULTATION

Statutory consultees

Canal & River Trust

- 4.1 No comments.

Adjoining occupiers

- 4.2 Two sites notice were displayed, one on Chalk Farm Road to the front of the site and one on Castlehaven Road. The notices were displayed on 23/08/2023 until 16/09/2023 and the application was advertised in the local paper on 17/08/2023 (expiring 10/09/2023).
- 4.3 No responses were received from local households.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy C3 Cultural and leisure facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy TC2 Camden's centres and other shopping areas](#)

[Policy TC4 Town centre uses](#)

[Policy TC6 Markets](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG - March 2019](#)

[Amenity - January 2021](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Employment sites and business premises - January 2021](#)

[Town centres and retail - January 2021](#)

[Transport - January 2021](#)

Other guidance:

[Regents Canal Conservation Area Appraisal and Management Plan \(2008\)](#)

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use
8	Impact on neighbouring amenity
9	Design and heritage
10	Transport
11	Community Infrastructure Levy (CIL)

12	Conclusion
13	Recommendation
14	Legal Comments
15	Conditions
16	Informatives

7. LAND USE

Background

- 7.1 The original permission for the redevelopment of the Hawley Wharf Masterplan site (2012/4628/P) proposed the erection of two new market buildings fronting the canal (Buildings A1 and A2) to contain a mix of hot food takeaway (Class A5), café (Class A3) and market retail (Class A1) at canal and Chalk Farm Road levels, market retail (Class A1) at level 3, a light industrial workshop at level 4 and two restaurants with large public terrace at level 5.
- 7.2 In 2020, amendments were approved to the original permission (2020/0362/P) for various changes including the relocation of a number of the approved land uses to alternative locations across the site. This included the following relevant changes:
- The relocation of the approved cinema from the basement of building C to the northern arches. The area that the cinema would have occupied in the basement was approved to be a new family entertainment use (Sui Generis) which is currently occupied by 'Babylon Park'.
 - The relocation of the cinema to the northern arches displaced the approved light industrial floorspace from the arches, which was moved to the basement of Building A1 (the application site). The original approval included 887sqm of light industrial space within the arches, which was increased to 1,019sqm within Building A1 (an increase of 132.8sqm).
 - The relocation of the light industrial space also resulted in the loss of 981sqm of market retail from Building A1. Given the original application included an uplift in market retail of 4430sqm GEA (from 2,716sqm to 7,146sqm), the loss was considered acceptable as the site would still deliver a significant uplift overall. A marketing report was also provided with the application which demonstrated a lack of demand from retail tenants.
- 7.3 The original 2012 officer's report noted that it was the intention for the light industrial floorspace to be marketed to attract artisan tenants who could design and make products, to be sold by businesses in the market area

proposed in Area A. The s106 also included an obligation for the existing businesses operating on the site to be given first priority to use the market units in Area A to sell their goods. The report goes on to note:

‘The applicant has also agreed to an obligation to offer the new employment floorspaces to the existing occupiers on a first refusal basis. This would cover fourteen occupiers within the railway viaducts, including Scar Studios (a music recording studio in occupation for over 20 years), a metal foundry (in occupation 28 years), a cabinet maker and a vehicle repair workshops.... there is a high occupancy rate in the employment units in buildings on Site D who would all be offered accommodation in the completed site if they want to move back’.

- 7.4 Planning permission was granted on the 19th December 2022 for the use of the site as an art gallery (class F1) for a temporary period until 1 May 2023. The applicant is now seeking to extend that permission until 1 May 2024 whilst they continue to work to find a long-term operator for the site.

Loss of light industrial floor space

- 7.5 The proposals would see the loss of 1,019sqm approved light industrial floorspace for a temporary period, although that use has never been occupied and operated as such.
- 7.6 Policy E2 of the Camden Local Plan 2017 seeks to protect premises that are suitable for continued business use. The policy notes that the Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council’s satisfaction:
- a. the site or building is no longer suitable for its existing business use; and
 - b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.
- 7.7 In addition to the considerations above, where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council’s satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least 2 years.
- 7.8 Camden’s CPG document ‘Employment sites and business premises’ provides additional guidance on what the Council will take into account when considering whether there is potential for the existing use to continue:
- a. whether the premises are in a reasonable condition to allow the use to continue;

- b. the range of unit sizes it provides, particularly suitability for small businesses;
- c. the suitability of the location for any business use;
- d. how the business use is related to other neighbouring/nearby land uses;
- e. whether a lower quantum of replacement employment space is proposed as part of the development, and if so whether the nature of this space is considered to have the potential to offer equal or greater benefits to local people or businesses than the existing space.

- 7.9 In this instance, the approved light industrial use was never implemented after approval was granted in 2020 and the space remained vacant until temporary permission was granted for art gallery use in December 2022 under reference 2022/3594/P. Details of the marketing exercises conducted were supplied with that first temporary permission which showed that the site had been marketed for light industrial use since the start of 2020. The report showed that prior to the national pandemic, interest was received from three recording studios. However, of these, one pulled out because of the cost of fit out, the second pulled out because the unit specifications did not meet their requirements and the third did not proceed due to insufficient ceiling heights. Ongoing marketing was being conducted by appointed agents Austin Commercial who confirmed they had not received any ongoing interest.
- 7.10 Due to the lack of demand, the applicant therefore proposed a meanwhile use to bring the site into an active use while marketing continued for a light industrial tenant. Officers raised concerns with the level of detail provided in the marketing report, due to gaps in active marketing and the lack of detail and feedback provided for certain viewings. If the proposals were for the permanent change of use, then the information would not have been considered sufficient to justify the change of use. However, the applicant advised officers that marketing for a light industrial / business occupier would continue and the proposals sought to make use of the site whilst the marketing was ongoing.
- 7.11 On that basis, there was no objection to the temporary change of use given the building was vacant, there would have been no displacement of existing occupiers or businesses, the applicant had not managed to secure a light industrial occupant, and the meanwhile use allowed the building to be used while marketing was ongoing. Permission was therefore granted subject to a condition requiring the site to revert back to the lawful use on or before 1st May 2023.
- 7.12 An update to the marketing report has been submitted with the current application. Although the applicant has been successful in letting units elsewhere across the wider Hawley Wharf site to light industrial operators,

there has not been a demand for light industrial use within the site area. Marketing particulars were provided alongside details of additional enquiries that had been received since the previous temporary permission was granted. Five enquiries were received which were all from leisure use occupants; however, the site was considered unsuitable because it was either too large, the location was not right, or the layout was not suitable. There was no interest from light industrial users with the letting agent suggesting the layout of the space and its location make it unsuitable and not easily accessible for many light industrial operators.

- 7.13 The marketing report also includes details of other sites across the masterplan area where light industrial use has been delivered (predominantly within the railway arches) and the applicant is continuing to work on their wider strategy for the Hawley Wharf site which includes plans to provide additional light industrial use through the conversion of other arches. As to the long-term use of the application site, they have been in discussions with a leading leisure operator who may operate from the application site on a long term basis. Whilst this work continues, they are again seeking temporary consent for continued art gallery use to allow the ongoing use of the unit.
- 7.14 Although multiple temporary permissions are not normally granted, in this case, the applicant has demonstrated that despite ongoing marketing there has been no demand from industrial occupiers, and officers are satisfied that work is ongoing on proposals for a permanent long-term solution for the site, and could avoid any permanent loss of the permitted use. As such, the continued temporary use as an art gallery would ensure the site remains in an active, successful use which contributed to the vitality and viability of the site and Town Centre and is considered acceptable.
- 7.15 Given the temporary permissions would be for a combined period of less than 18 months, it is not considered reasonable to require a financial contribution to offset the loss of business space as has recently been secured for schemes involving a ten-year temporary loss of office floorspace.

Loss of market retail and hot food takeaway

- 7.16 The proposals would also result in the temporary loss of 660sqm market retail and 14sqm hot food takeaway uses.
- 7.17 The market retail space has never been operated as class A1 use, and it is noted that the 2020 amendment application accepted the loss of 981sqm of retail space as the masterplan site would still deliver a significant uplift of retail across the site. A marketing report was also provided at the time and accepted as part of that application which showed that there had been a lack of demand from retail tenants for this space.

- 7.18 Policy TC2 seeks to protect and enhance the role and character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located. It sets out how the Council will protect the primary frontages within these centres as locations with a high proportion of shops in order to maintain the retail function of the centre. The basement and lower ground floor of the application site is located within the Camden Town Town Centre, but it is not with a primary or secondary retail frontage. As such, there is no policy requirement for a minimum proportion of retail floorspace in this location.
- 7.19 Given the proposals would result in a temporary loss of the lawful retail use, there are no existing retail businesses which would be impacted, and the area in question (660sqm) is fairly minor in the context of the site wide 6,165sqm of retail space, the proposals are considered acceptable in this regard.
- 7.20 As to the hot food takeaway use, there is no policy protection of such a use, and given the very minor floor area in question (14sqm), there are no objections to its temporary loss.

Proposed art gallery / exhibition use

- 7.21 The proposed temporary use is for continued art gallery / exhibition use, operated by Next Exhibition. Following the success of their previous digital exhibition they are now proposing a street art exhibition which will showcase street artists from around the world with paintings, photography, illustration, interactive installations and experience art.
- 7.22 Policy C3 states that the Council will seek opportunities for new cultural and leisure facilities in major, mixed-use developments, and will support the temporary use of vacant buildings for cultural and leisure activities. The policy goes on to note that large scale facilities should be located where as many people as possible can enjoy their benefits and make use of public transport to get there. Central London and town centres are therefore considered the most appropriate locations.
- 7.23 Given the location of the site within the Camden Town Centre which is very well connected with good public transport links, this is considered an appropriate location for such a use. The location at basement and lower ground level would also help to limit any of the impacts associated with such a use. Gallery / exhibition use is also an appropriate town centre use which would help to contribute towards the vitality and viability of the town centre in accordance with policy TC2. As such, the proposed site is considered an appropriate location for the proposed temporary use.

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.
- 8.2 The nearest residential dwellings are located on Camden High Street on the south side of the canal, and within Hawley Wharf itself.
- 8.3 The applicant has submitted an Operational Statement in support of the application which sets out that the exhibition will be operated and managed as per the previous exhibition. Numbers of visitors will be restricted by the spaces that are available and flow rate around the building. The maximum occupancy of the site will be up to 250 people per hour, in line with condition 4 of the first temporary permission. Group visits average 15-20 people per group.
- 8.4 The proposals are intended to increase footfall to the Hawley Wharf site, the surrounding markets and the wider Camden Town area, and it is expected that visitors would be from the local area, the wider London area and tourists.
- 8.5 Ticket sales would be online and on site. There would be 4 staff on site at any one time. There would also be a small shop on site selling souvenirs.
- 8.6 The proposed opening hours for the exhibition are 10am to 7pm Monday to Thursday and 10am to 8pm Friday to Sunday.
- 8.7 The proposed opening hours are considered reasonable given the location of the site within the Camden Town Centre and the numbers of visitors would not cause undue disturbance to neighbouring residents given the existing busy character of the markets and this part of Camden Town. The location at basement and lower ground would further limit any potential impacts on neighbouring amenity. The site has been operated in this way as part of the previous exhibition and no complaints have been received. As such, the proposals are not considered to cause harm by way of loss of outlook, privacy, daylight/sunlight, or noise disturbance. The hours of operation and maximum visitor numbers would be secured by condition if planning permission is granted (conditions 3 and 4).

9. DESIGN AND HERITAGE

Designated and non-designated heritage assets

- 9.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed

building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.

- 9.2 Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG (Design).
- 9.3 The nearest listed buildings are 57 – 63 Kentish Town road and 1 Hawley Road to the east which are Grade II listed. The Hampstead Road Bridge over the Grand Union Canal to the southwest of the site is also Grade II listed.
- 9.4 The proposal is for the temporary change of use to an existing building and does not involve any external alterations which would affect the appearance of the building, the character and appearance of the Regents Canal Conservation Area or the setting of nearby Listed Buildings. The wider character and function of the area and setting would remain unchanged. The significance of heritage assets would be preserved.

10. TRANSPORT

Car Parking

- 10.1 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The existing building does not include any car parking spaces, and none are proposed. All visitors to the building would need to travel to the site via sustainable modes of transport.

Cycle Parking

- 10.2 There are numerous cycle parking spaces available across the Hawley Wharf site which will be available for use by customers visiting the temporary exhibition space. It is therefore not considered necessary for additional parking spaces to be installed.

Access

- 10.3 There are no proposed changes to the methods of access. Existing fully accessible arrangements will be retained via the main entrance from the upper ground floor of Building A1, where there is stair or lift access for visitors. There is also secondary access from Water Lane.

Refuse and recycling

- 10.4 Servicing and waste storage will remain the same as existing, which is considered acceptable.

Conclusion

- 10.5 The proposals have been reviewed by the Council's Transport Officer who has confirmed that there are no objections to the development and that there are no requirements for any transport related conditions or obligations.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 No new floorspace is proposed at this stage so the development will not be CIL liable. The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling.

12. CONCLUSION

- 12.1 The proposed temporary change of use is considered acceptable given there has been no demand from light industrial occupiers, there would be no displacement of existing occupiers or businesses, and the meanwhile use would allow the building to be used and contribute to the vitality and viability of the site and the town centre while plans for the long-term use of the site are developed.
- 12.2 There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings (or their significance).
- 12.3 The proposed location at lower ground and basement level would limit any potential disturbance, and hours of use and visitor numbers would be secured by condition to ensure there would be no harm to the amenity of nearby neighbouring residents. Visitors would be expected to attend the site by sustainable means of travel and as such there are no likely impacts on the local transport network.
- 12.4 As such, the proposed development is considered acceptable subject to the recommended conditions and would be in accordance with the Camden Local Plan 2017 and London Plan 2021.

13. RECOMMENDATION

- 13.1 Grant conditional Planning Permission.

14. LEGAL COMMENTS

- 14.1 Members are referred to the note from the Legal Division at the start of the Agenda.

15. CONDITIONS

1	<p>Approved drawings</p> <p>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.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
2	<p>Temporary consent</p> <p>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)</p> <p>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.</p>
3	<p>Hours of use</p> <p>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.</p> <p>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.</p>
4	<p>Visitor numbers</p> <p>Visitor numbers to the temporary exhibition space hereby approved shall not exceed 250 people per hour.</p> <p>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.</p>
5	<p>Operation Management</p> <p>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.</p>

	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.
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16. INFORMATIVES

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	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 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)</p> <p>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.</p>
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 London Borough of Camden 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.



Application No: 2023/2582/P

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

**Scale:
1:1527**

**Date:
23-Nov-22**



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