

Application ref: 2023/3302/P
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Date: 23 January 2024

Development Management
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Gerald Eve LLP
One Fitzroy
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**103B Camley Street
London
N1C 4PF**

Proposal: Change of use from a café/restaurant use (Use Class E) to student amenity space (Sui Generis)

Drawing Nos: 22173 AHMM ZZ 00 P010 (Existing Floor Plan), 22173 AHMM ZZ 00 P010 (Proposed Floor Plan), 22179 AHMM ZZ 00 DR A P001, Cover Letter (17/01/2024) and Marketing Statement (04/01/2024)

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 The development hereby permitted shall be carried out in accordance with the following approved plans [22173 AHMM ZZ 00 P010 (Existing Floor Plan), 22173 AHMM ZZ 00 P010 (Proposed Floor Plan), 22179 AHMM ZZ 00 DR A

P001, Cover Letter (17/01/2024) and Marketing Statement (04/01/2024)

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times

08:00 - 22:00 Mondays to Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will result in a loss of a Class E commercial unit being replaced by a sui generis use which will be student amenity space. This space will be for students to study, interact and collaborate and provide smaller resident support events. The unit is not visible from Camley Street or from the Canal and does not have 24 hour access.

The unit is outside of a Town Centre and Neighbourhood Centre and does not provide an essential service for local residents. It is accepted that there are issues in terms of the restaurant's visibility and it is worth noting that significant number of retail and F&B units have been delivered at nearby Kings Cross and Coal Drops Yard.

As well as this, since the submission of the application further marketing information has been provided showing the period of time the unit has been marketed, relevant interest and ultimately lack of offers. Overall the Council is satisfied that a thorough marketing exercise has been outlined for the relevant period and therefore accepts the change of use.

The proposed use works well in this location, being a predominately student block and providing amenity space close to their residences is a good idea. This part of the Camley Street development contains the student housing and therefore a use that operates for students makes sense and is considered appropriate.

In terms of amenity, there are no external alterations proposed and so there are no issues in relation to outlook, daylight and sunlight. The space will be available from 08:00 - 22:00 which is accepted and secured via condition and

there is no evidence to suggest the use will cause a significant increase in noise or disturbance. It will be controlled by key fob entry and monitored within the building managements walk regime. There is a commercial unit opposite the unit however it is not considered that this will be impact adversely due to the use.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023

- 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 centered on the page.

Daniel Pope
Chief Planning Officer