

Application ref: 2022/3918/P  
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Date: 3 May 2023

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

Phone: 020 7974 4444

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Chris Goodsall Architects Ltd  
151 Whiteladies Road  
Redland  
Bristol  
BS8 2RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**178b Royal College Street  
London  
NW1 0SP**

Proposal:

Change of use of from storage (Class B8) to indoor recreation (Class E), plus alteration to shopfront.

Drawing Nos: Site Location Plan MB1-ED01, ED70, ED20 Rev-B, PD-20, ED60, 1203-101 Rev0. Heritage, Design and Access Statement Issue 2 (Chris Goodsall Architects 27.01.23). Operational Management Plan (Chris Goodsall Architects).

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: Site Location Plan MB1-ED01, ED70, ED20 Rev-B, PD-20, ED60, 1203-101 Rev0. Heritage, Design and Access Statement Issue 2 (Chris Goodsall Architects 27.01.23). Operational Management Plan (Chris Goodsall Architects).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The Class E commercial use hereby permitted shall not be carried out outside the following times: 10.00 - 22.00 hrs daily.

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.

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the change of use from storage (Class B8) to a commercial indoor recreation venue (Class E), which will comprise 3 games rooms and a reception area. As part of the proposal, a new access ramp shall be installed to the street entrance frontage.

The application site is located within the Royal College Street - Camden Road neighbourhood centre. Camden seeks to secure a successful and inclusive economy through protecting and encouraging business premises especially within neighbourhood centre areas. This includes providing a range of commercial and retail uses that fall within Class E. The use for indoor sport, recreation or fitness is within Class E and is therefore considered acceptable in this location.

The application includes an operational management plan detailing the nature of the proposed use, namely 'quiz boxing'. Hours of operation are also confirmed to be 10am to 10pm daily, which will be secured by condition.

The shopfront alterations are considered to be quite minor, with a 1:15 ramp installed and associated railing to enable access for all to the new premises. As such this alteration is welcomed. No other external alterations are proposed. The development is considered appropriate to the character and appearance of the streetscene and conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The rooms will be soundproofed and the

venue can accommodate a minimum of 4 and maximum of 36 customers at any one time. Noise nuisance from within the building should not occur on account of the nature of the quiz games; any nuisance from customers entering and leaving the premises should be minimal due to the numbers of people involved and its location on a busy road surrounded by other commercial uses.

The Camden Broadway CAAC had initially objected to the proposals but withdrew their objection following clarifications regarding the use. No other 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, C6, E1, E2, TC2, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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](http://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 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).

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer