

Application ref: 2024/3086/P
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Date: 13 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Nico Smith
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:

**2 Prince Of Wales Road
London
NW5 3LQ**

Proposal:

Temporary change of use until January 2026 from Class E to use as short term artist studios and for Council neighbourhood community engagement activities and community events

Drawing Nos: 380 0 016 (T2), 380_PL_0_1250, Location Plan

Supporting Statement - Temporary Change of Use

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This permission is for a temporary period only and shall cease on or before 31/01/2026 at which time the premises shall revert to their former lawful use which is as commercial floorspace Class E.

Reason: In order to ensure the proposals do not involve the loss of commercial floorspace in the local area and so that the long term use of the site may be properly considered in accordance with policies E2 and DM1 of the London

Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

380 0 016 (T2), 380_PL_0_1250, Location Plan

Supporting Statement - Temporary Change of Use

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

- 3 The temporary events shall only take place during the following hours:

08:00 - 21:00 Monday - Friday

08:00 - 19:00 on Saturdays and 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 for a period of 14 months (Nov 24 - Jan 26) of the ground floor of the building from Class E (offices) to provide affordable space for artist studios and community engagement events.

Previous permissions including the use of the building as a neighbourhood centre (2021/4606/P (as amended by 2022/4536/P)) have not yet been implemented. The scheme is therefore proposed to prevent ongoing site issues (e.g. squatting) and to deliver social value. There are minimal external alterations proposed (a replacement personnel door and a signage board).

The loss of the former Class E use was assessed under planning permission 2021/4606/P for which it was noted that the occupier, the Camden Community Law Centre, was relocating to another building within Camden and that there would therefore be no loss of commercial employment in Camden.

The proposed use incorporates a mix of some community orientated operations, providing communities with event spaces and meeting rooms and

artist studios managed by a charitable artist workspace operator. Very limited internal alterations would be undertaken to the offices and meeting rooms.

Events would be small and related to Camden Council's Neighbourhood Spaces team, including workshop and community focused activities.

Given the central, accessible location and the scale and nature of the uses it would be in line with the Council's policies for the provision of community and cultural facilities;- providing workspace, community and cultural facilities in a sustainable location with access to services.

Nevertheless, as the proposed use is temporary, and in the event that planning permissions 2021/4606/P or 2022/4536/P are not implemented within prescribed time periods, a separate condition shall require the premises to revert back to the original use on or before 31/01/2026.

- 2 In relation to transport, the new use (and related users) would not have significantly different travel patterns to the previously approved or existing use and the numbers of vehicular movements would be no more than if the former offices and meeting rooms were occupied. Therefore there would be no undue transport related impacts.

Whilst the uses are not considered likely to be unduly noisy and to harm the amenity of neighbouring occupiers, a condition shall restrict the hours to use to 8am to 9pm on Monday to Friday and 8am to 7pm on Saturdays and. Furthermore, a condition will also restrict loud music being played on site.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat

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 C1, C2, D1, D2, E2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).

- 4 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.
- 5 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.

- 6 With regard to condition 1, if planning permission 2021/4606/P (amended by 2022/4536/P) should be implemented, then these would over-ride the condition, which would no longer be applicable.

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