

Application ref: 2023/4686/P  
Contact: Ewan Campbell  
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Date: 23 October 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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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 Subject to a Section 106 Legal Agreement**

Address:

**Part Lower Ground Floor and Basement**  
**Building A1**  
**Hawley Wharf**  
**London**  
**NW1 8AH**

Proposal:

Change of use from commercial, retail and office uses (Class E) to family entertainment with Bowling Alley with Arcade Gaming and ancillary bar (Sui Generis)

Drawing Nos:

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

Existing drawings: , A1-PP-XX03 (Rev A), A1-AP-01

Proposed drawings: A1-PP-01, GA\_01 (T1), GA\_02 (T1),

Documents: Transport Statement (03/08/2023), Acoustic Consultant Report (08/08/2023), Air Quality Assessment (20/08/2023), Construction/Demolition Management Plan, Operational Management Plan, Design and Access Statement (20/10/2023), Cover Letter (25/10/2023), Marketing Report (October 2023), Sustainability Statement (06/12/2023)

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

- 3 The use hereby permitted shall be carried out only during the hours of

08:00 to 00:00 Monday - Thursday

08:00 to 00:30 Friday - Saturday

08:00 to 23:00 Sunday and Bank Holidays

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

- 4 Visitor numbers to the use hereby approved shall not exceed a maximum capacity of 350 people at any one time.

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

- 5 The premises shall be operated and managed at all times in accordance with the Operation Management Plan hereby approved, or the latest subsequent amended version which has been approved in writing by the Local Planning Authority.

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

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highways or outdoor areas.

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

- 7 The insulation measures proposed within Acoustic Report (2321982) (08/08/2023) shall be implemented and in place prior to the first operation and shall be retained and maintained thereafter.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from the development operations in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017

- 8 The use hereby permitted will only have delivery and servicing operations during the hours of:

07:00 to 20:00 on Mondays to Saturdays and 10:00 to 20:00 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies T1, T2, A1, A4, 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 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies ..... (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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