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PLANNING STATEMENT

Application for variation of condition following grant of planning permission. Vary condition No. 3 (hours of use) of Permission Ref. No. 2023/3135/P.

Property Address: 6 England's Lane, London, NW3 4TG.

December 2024

1.0 INTRODUCTION

1.1 This Planning Statement is submitted in respect of a planning application for variation of a condition following the grant of planning permission.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The planning application relates to the basement and ground floor premises of No. 6 Englands Lane. It sits within an overall four storey terraced property.

2.2 The premises is located within a designated neighbourhood centre. The surrounding area is mixed use in nature with commercial premises on ground floors and many upper floors being in storage, office and residential use.

2.3 The site is well provided for in terms of transport and accessibility. There are many bus routes within walking distance. Chalk Farm and Swiss Cottage stations are minutes walk away. There are public bicycle parking facilities nearby on the corner with Antrim Road. The area surrounding the site is very well provided for in terms of footpaths, and pedestrian walkways connecting to shops, services and residential areas.

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to vary the hours of use of the premises which are restricted by condition No. 3 of Permission Ref. No. 2023/3135/P. Expanding the hours of use, whilst causing negligible impact to surroundings, will enable the business to grow and enhance its offering to the surrounding area.

The table below overleaf illustrates the current permitted hours of use, and the hours of use which are being sought:

	Permission Ref. No. 2023/3135/P	Revised operating hours being sought
Monday to Friday	3.30pm to 7:30pm	No change proposed
Saturday	9.30pm to 1:30pm	No change proposed
Sundays	Not allowed open	9am to 4pm

3.2 In light of the above the applicant requests that the condition on hours of use be varied to meet the changing needs of the restaurant. The suggested varied condition is as follows:

“The use hereby permitted shall only be accessible to students between the following times: 15:30-19:30 Mon-Fri, 9:30-13:30 Saturdays, and 9:00-16:00 Sundays”

4.0 PLANNING HISTORY

4.1 The ‘parent’ planning permission for the premises is that of Permission Ref. No. 2023/3135/P which was granted permission on the **18th January 2024**.

5.0 PLANNING POLICY

5.1 According to the Camden Proposals Map the site is not affected by any restrictive planning designations of relevance to the variation sought.

5.2 It is considered there are no policies in the Camden Local Plan 2017 that would prevent a proposal of this nature in principle. Whilst Policy A1 (Managing the Impact of Development) and A4 (Noise and Vibration) are noted, it is considered the proposed hours of operation would not be contrary to these.

It is submitted that there would be no loss of surrounding amenity as a result of the proposed condition removal / variation.

The works would have minimal and/or negligible impact on neighbouring residential amenity. It is set out in section 5.3 below that there are many good reasons as to why the proposed condition variation can take place without adversely affecting the proper planning and sustainable development of the area.

5.3 In support of the proposal it is submitted as follows:

- The premises is located within a mixed use character area and there are a variety of land uses nearby.
- There are several premises in the immediate vicinity that open similar hours as that proposed, and thus there is an established character for such opening hours.
- To the applicant's knowledge there have been no noise complaints regarding the business since it began operating.
- The premises is located within a designated neighbourhood centre.
- The business is run to an extremely high standard.
- The business is not a 'noisy' one. Activities within take place in an organised and structured manner.

6.0 CONCLUSION

6.1 The business in question is seeking more flexible hours of use to respond to changing customer needs. Accordingly it is requested that condition No. 3 of Permission Ref. No. 2023/3135/P be varied akin to the suggested re-worded condition (as per para. 3.1 above). There is ample precedent of businesses operating to similar hours as that proposed.

6.2 The premises was purpose fitted out following the grant of planning permission in 2007. It is run to an extremely high standard and this will remain the case going forward. Planning policies should seek to encourage businesses that need to adapt and change at current locations, rather than have to force such businesses to move elsewhere. The business provides permanent and temporary employment.

6.3 It is considered the proposed hours of use would not be contrary to the Camden Local Plan.