

Application ref: 2023/5311/P  
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Date: 8 May 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**75 Hampstead Road**  
**London**  
**NW1 2PL**

#### **Proposal:**

Change of use of ground floor unit on Drummond Street from Class E (a) and (b) to a flexible Class E, restricted to (Ea - retail), (Eb food and drink), (Ec financial and professional services) and (Eg)(i - office); and Class F1(a - education) use and change of use of northern ground floorspace from office (B1) floorspace (now within Class E) to a flexible Class E, restricted to (Ea - retail ), (Eb - food and drink), (Ec - financial and professional services) and (Eg)(i - office)); and Class F1(a - education) use.

#### **Drawing Nos: Existing Drawings:**

601-MBA-SK-2004-Existing GF demises \_Rev B; 601-MBA-SK-2006-Existing Section AA; 601-MBA-SK-2007-Existing Section BB.

#### **Proposed Drawings:**

601-MBA-SK-2003 rev B; 601-MBA-SK-2005-Proposed GF demises \_Rev B; 601-MBA-SK-2008-Proposed Section AA; 601-MBA-SK-2009-Proposed Section BB.

#### **Documents:**

Covering letter prepared by Gerald Eve dated 08/12/2023; Planning Statement prepared by Gerald Eve dated 08/12/2023; Floorspace Schedule prepared by Lazari Investments Limited dated 04/12/2023; Marketing and Leasing Letter prepared by Lazari Investments Limited dated 04/12/2023; Change of Use Supporting Statement prepared by First Intuition Limited dated 05/12/2023; The Lantern Marketing Brochure;

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:

601-MBA-SK-2004-Existing GF demises \_Rev B; 601-MBA-SK-2006-Existing Section AA; 601-MBA-SK-2007-Existing Section BB.

Proposed Drawings:

601-MBA-SK-2003 rev B; 601-MBA-SK-2005-Proposed GF demises \_Rev B; 601-MBA-SK-2008-Proposed Section AA; 601-MBA-SK-2009-Proposed Section BB.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the flexible F1 use shall only be used for higher education purposes and for no other purposes whatsoever.

Reason: To ensure that the development hereby approved does not adversely affect the adjoining premises/immediate area by reason of noise in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on 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, A4, DM1 and TC3 of the London Borough of Camden Local Plan 2017.

- 5 The shopfront windows of the ground floor unit fronting Drummond Street shall maintain an active frontage/shop front and not include any obscure glazing or visually block the frontage.

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 Camden Local Plan June 2017.

Informative(s):

- 1 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.
- 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 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 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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