

Mr Robert Handley  
Haskell House  
152 West End Lane  
London  
NW6 1SD

Application Ref: **2012/5960/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

14 January 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**Rear of No. 7 Wakefield Street**  
**London**  
**WC1N 1PG**

Proposal:  
Temporary change of use from a warehouse (Class B8) to gallery/exhibitions space (Class D1).

Drawing Nos: planning report dated 7th January 2012; site location plan; existing plan; proposed plan

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 shall be carried out in accordance with the following approved plans- planning report dated 7th January 2012; site location plan; existing plan; proposed plan.

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



- 2 The use hereby permitted is for a temporary period of 2 years only and shall cease on or before 15th January 2015, at which time the premises shall revert to their former lawful use which is Class B8 warehouse.

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The use hereby permitted shall not be carried out outside the following times- 10am to 5pm daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 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 or St Georges Gardens.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No sound emanating from the use shall be audible within any adjoining premises between 1800 hrs and 0900 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building. In addition, no carparking shall be provided on site for visiting members of the public to the proposed use.

Reason: To avoid obstruction and traffic congestion of the surrounding streets and to safeguard amenities of adjacent premises, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used as gallery/exhibition space and not for any other non-residential institution use within Class D1.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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 CS1 - Distribution of growth, CS5 - Managing the impact of growth and development, CS8 - Promoting a successful and inclusive Camden economy, CS10 - Supporting community facilities, CS11 - Promoting sustainable and efficient travel, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 - Employment sites and premises, DP15 - community and leisure uses, DP16 - transport implications of development, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 You are advised that any other temporary use such as special events and shows will require separate planning permission and/or licence as appropriate from the Council.

**Disclaimer**

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