

Mr Paul Hampson
London Borough of Camden
Children, Schools & Families
Crowndale Centre
218 Eversholt Street
London
NW1 1BD

Application Ref: **2012/3782/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

6 September 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Councils Own Permission Under Regulation 3 Granted

Address:
**Unit 9
Ampthill Square
217 Eversholt Street
London
NW1 1DR**

Proposal:
Change of use from retail unit (Class A1) to class room and ancillary office space (Class D1).
Drawing Nos: Site location plan dated 20/4/2012; AMPTHILL/01; AMPTHILL/02; Design and Access Statement.

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: Site location plan dated 20/4/2012; AMPTHILL/01; AMPTHILL/02; Design and Access Statement.

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

- 3 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 a class room with ancillary office space and in no other use within the D1 Use Class.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of uncontrolled associated activity in accordance with 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.

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 2363).
- 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.

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 impact of growth, CS7 - promoting Camden's Centres and shops, CS10 - supporting community facilities

and services, CS16 - improving health and well-being, CS17 - safer places; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12 - supporting centres and managing the impact of food, drink and entertainment uses, DP15 - community and leisure uses, DP26 - managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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