

Mr Henry Gordon-Lennox
Blake Laphorn
Seacourt Tower
West Way
Oxford
Oxon
OX2 0FB

Application Ref: **2010/1549/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

13 May 2010

Dear Sir

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

Full Planning Permission Granted

Address:

Ground floor
59 Camden High Street
London
NW1 7JL

Proposal:

Change of use at ground floor level from retail shop (Class A1 use) to mixed A1/D1 (alternative health and beauty treatments).

Drawing Nos: Site Plan; KSS/2010/01; Supporting Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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; KS/2010/01; supporting 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 D1 element of the development hereby approved shall only be used for the provision of medical and health services, and it shall not be used for any other purpose within Class D1 unless planning permission has first been sought and obtained.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise in accordance with policy SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The retail element of the development hereby approved shall be provided in accordance with the details demonstrated on the approved plans, and thereafter permanently maintained and retained as such.

Reason: To ensure that the use retains an active retail frontage to the High Street, and thus does not cause harm to the character, function, vitality and viability of the Town Centre, in accordance with the requirements of policy R7a of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 Quality of Life; SD6 Amenity for Occupiers & Neighbours; R7 Protection of shopping frontages and local shops; C1 New community uses; T9 Impact of parking. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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, and access and facilities for people with disabilities. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk)

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