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LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Case officer: Donna Hipkins

Application Number: PE9800674

Address: 79 Regents Park Rd, NW1

Proposal: The removal of condition number 1 from the planning permission granted 28/6/88 (Council ref PL/8701398)

RECOMMENDATION SUMMARY: 1. FP

OFFICER REPORT:

1. SITE

- 1.1 The property is the ground floor of a terraced building on the western side of Regent's Park Rd Neighbourhood Centre and within Primrose Hill C.A.

2. PROPOSAL

The removal of condition number 1 from the planning permission granted on 28/6/88 (ref PL/8701398) which reads: 'Apart from the heating of soups and beverages, no hot food shall be prepared on the premises for consumption on or off the premises'.

3. RELEVANT HISTORY

Conditional consent granted 28/6/88 for change of use of ground floor to part retail and part coffee shop.

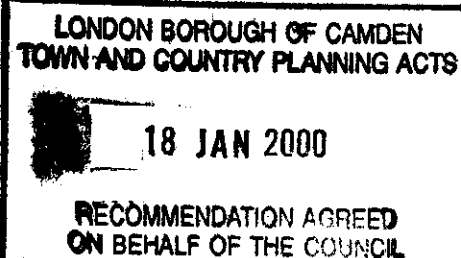
4. RELEVANT POLICIES

- 4.1 Borough Plan - SH1
4.2 Draft UDP - SH1

5. CONSULTATIONS

- 5.1 Adjoining Occupiers Number Notified
 Objections
- CAAC - No objections

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6. ASSESSMENT

- 6.1 The proposal is to remove condition no 1 from the original permission which was to allow change of use of the ground floor from retail to part retail and coffee shop. The condition was to restrict preparation of hot food for consumption on or off the premises.
- 6.2 The coffee shop is operating as a vegetarian cafe for eat in or take away. The menu includes sandwiches and snacks and a limited amount of hot food, such as soup, scrambled eggs, etc. This is being prepared using a domestic cooker and microwave. There is no deep fat frying and no commercial appliances necessitating extraction equipment are installed.
- 6.3 Environmental Health have endorsed the above and confirmed that no complaints have been received. The CAAC have no objections to the proposal.
- 6.4 Following a site inspection it is concluded that the use is operating as a sandwich shop/ cafe, the nature of which is within Class A1 rather than A3. There is also a condition restricting the use as a permission personal to the applicant, which is a further guarantee that the nature of the shop/cafe will be maintained.

7. RECOMMENDATION (PE9800674)

- 7.1 That Planning Permission be granted

INFORMATIVE

Please note that the consent for removal of this condition does not represent a change of use to A3. *You are also reminded that the erection of any external ventilation ducting etc. is likely to require planning permission.*