

LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>Rob Brew</u>	Application Number(s):- <u>PE9800749</u> PE9800807 PE9800808 PE9800809 PE9800810 PE9800811 PE9800812 PE9800813 PE9800814 PE9800815 PE9800816 PE9800817 PE9800818 PE9800819 PE9800820 PE9800821 PE9800822 PE9800823 PE9800824 PE9800825 PE9800826 PE9800827 PE9800828 PE9800829 PE9800830 PE9800831 PE9800832 PE9800833 PE9800834 PE9800835 PE9800836 PE9800837 PE9800838 PE9800839 PE9800840 PE9800841 PE9800842 PE9800843 PE9800844 PE9800845 PE9800846 PE9800847 PE9800848 PE9800849 PE9800850 PE9800851 PE9800852 PE9800853 PE9800854 PE9800855 PE9800856 PE9800857 PE9800858 PE9800859 PE9800860 PE9800861 PE9800862 PE9800863 PE9800864 PE9800865 PE9800866 PE9800867 PE9800868 PE9800869 PE9800870 PE9800871 PE9800872 PE9800873 PE9800874 PE9800875 PE9800876 PE9800877 PE9800878 PE9800879 PE9800880 PE9800881 PE9800882 PE9800883 PE9800884 PE9800885 PE9800886 PE9800887 PE9800888 PE9800889 PE9800890 PE9800891 PE9800892 PE9800893 PE9800894 PE9800895 PE9800896 PE9800897 PE9800898 PE9800899 PE9800900 PE9800901 PE9800902 PE9800903 PE9800904 PE9800905 PE9800906 PE9800907 PE9800908 PE9800909 PE9800910 PE9800911 PE9800912 PE9800913 PE9800914 PE9800915 PE9800916 PE9800917 PE9800918 PE9800919 PE9800920 PE9800921 PE9800922 PE9800923 PE9800924 PE9800925 PE9800926 PE9800927 PE9800928 PE9800929 PE9800930 PE9800931 PE9800932 PE9800933 PE9800934 PE9800935 PE9800936 PE9800937 PE9800938 PE9800939 PE9800940 PE9800941 PE9800942 PE9800943 PE9800944 PE9800945 PE9800946 PE9800947 PE9800948 PE9800949 PE9800950 PE9800951 PE9800952 PE9800953 PE9800954 PE9800955 PE9800956 PE9800957 PE9800958 PE9800959 PE9800960 PE9800961 PE9800962 PE9800963 PE9800964 PE9800965 PE9800966 PE9800967 PE9800968 PE9800969 PE9800970 PE9800971 PE9800972 PE9800973 PE9800974 PE9800975 PE9800976 PE9800977 PE9800978 PE9800979 PE9800980 PE9800981 PE9800982 PE9800983 PE9800984 PE9800985 PE9800986 PE9800987 PE9800988 PE9800989 PE9800990 PE9800991 PE9800992 PE9800993 PE9800994 PE9800995 PE9800996 PE9800997 PE9800998 PE9800999
Application Address <u>Units 4 & 5 Centric Close, NW1</u>	Drawing Numbers <u>1839/01</u> LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACT 13 JAN 1999 RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL
Signature - Area Team:- <u>JRR</u> <u>Y 14-1.</u>	Signature Authorising <u>OFFICE</u>

SITE DESCRIPTION:- Modern complex of 6 light industrial units with 15 car parking spaces. The site is located on the west side of Oval Road and is not within a CA. The site is currently vacant.

PROPOSAL:- The change of use ~~from light industrial~~ from light industrial (B1 Use Class) to storage and distribution (B8 Use Class).

RELEVANT HISTORY:- AP granted 25.1.80 for erection of 6 light indus units + landscape details approved on 18.12.80 including 15 car parking spaces. AP granted ~~to~~ on 17.12.80 for use of units 3-5 for light indus with preparation, processing + printing of data. This AP was personal to the former occupier and has now lapsed. Units 4+5 have never been used for light industrial purposes as they have only accommodated a computer centre (a quasi-office use). Full details of proposed use are given in letter dated 5/10/98 from MR Partnership.

RELEVANT POLICIES:-
 Borough Plan - EM25, EM32

 UDP - EC5, EC20

 Others -

CONSULTATIONS:-			
Adjoining Occupiers	Number Notified	No. of Responses	No. of Objections
CAAC/Local Groups Comments:-	Summary of Consultation Response:-		

ASSESSMENT:-

Under Borough Plan policy EM32 this proposal is acceptable as the site has: a good direct link to the secondary road network; adequate on-site parking + turning space; an employment density of 19-20 persons for 750m²; and has a direct link with other inner London industries as the site will provide storage + distribution space for white goods for the domestic building trade.

Under draft UDP policy EC20 the proposal is acceptable as: there is a loss of good quality B1 ~~and~~ accommodation ~~on the proposed site is provided~~ on a temporary basis (the permission is to be personal) but this loss is offset by the fact the premises have never been used for light industrial purposes, and the proposed use includes a workshop for repairs and maintenance; the site has adequate parking + servicing facilities; ~~the~~ it will not have an adverse impact on amenity, environment or transport networks.

The proposed use will employ 19-20 staff, will require 3 deliveries and 3 collections per day by light commercial vehicles, will attract 3-4 visitors per day, and will supply white goods mainly to the domestic building trade. This use is not considered likely to harm the amenity of nearby residential occupiers. The proposal will return a vacant property to commercial use and will introduce a new use in keeping with the character of the area. No external alterations are proposed.

RECOMMENDATION:- FPC

~~Refuse for the following reasons:-~~

Approve subject to the following conditions:-

Conditions/Reasons for Refusal:-

1. C404 (please insert "Buyers & Sellers Ltd", and, "light industrial")
2. C403

Reasons for Conditions:-

1. DFO3 "Buyers & Sellers Ltd"
2. DHO3

Informatives:-