

Mr Sarwar Hamarash  
19a Hemstal Road  
London  
NW6 2AB

Application Ref: **2015/0614/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

10 March 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**38 Chalk Farm Road**  
**London**  
**NW1 8AJ**

Proposal:  
Change of use from sauna (Class Sui Generis) to shop with ancillary cafe (Class A1).  
Drawing Nos: Site Location Plan, 01, 02, 03, 05, 06, 07, 08, 09 (revised drawing  
09/03/2015)

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, 01, 02, 03, 05, 06, 07, 08, 09



(revised drawing 09/03/2015).

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The existing unit at ground floor and basement level which was previously in use as a sauna (sui generis) has been vacant for the last two years. The proposal for an A1 retail unit (a ceramic shop) with an ancillary café. The proposal would bring the shop into use and sustain the vibrancy and character of Chalk Farm Road. The basement is proposed to be used as storage and will accommodate staff lockers and provide a toilet and shower for staff and there is a proposed toilet at ground floor level for customers. The proposed glazed panelling and painted sign will open up the existing closed frontage and would be welcomed.

23 neighbours were consulted between 4 February 2015 and 25 February 2015 and no responses were received. The site's planning history was taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP22, DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 7.4, and 7.6 of the London Plan 2011; and paragraphs 14, 17, 23 and 56 -66 of the National Planning Policy Framework.

- 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, 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).
- 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 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment