

Ms Thelma Breed
The Gestalt Centre
96-100 Clifton Street
London
EC2A 4TP

Application Ref: **2015/0781/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 St Pancras Way
London
NW1 0PT

Proposal:
Change of use from B1 to B1 and D1 for use as psychotherapy/counselling practitioners and training facilities
Drawing Nos: Block Plan, Site Location Plan, Drawing No 1 (Floor Plan), Site Location Plan.

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; Block Plan, Site Location Plan, Drawing No 1 (Floor Plan), Site Location Plan.

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

Informative(s):

- 1 Reasons for granting permission:

Whilst the development will have some impact on the loss of technical office space, it is considered that the proposed change of use from office use to flexible use for office use with ancillary D1 non-residential training facilities would not result in harm to the economic viability of the area given the proposal would retain employment opportunities.

Although the proposed operating hours are until 9.00pm on weekdays, this is considered acceptable; the site is located on a busy road and given the proposal seeks to use the premises for training it is considered unlikely to result in undue noise and disturbance to the student accommodation on the upper floors. No external alterations are proposed.

No objections have been received. The sites' planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS2, CS5, CS8, CS9, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP15, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.1 and 4.3 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment