

Mr Paul Cottrell
200 Kilburn High Road
London
NW6 4JD

Application Ref: **2013/1030/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

30 April 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Regents Park Library
Robert Street
London
NW1 3QT

Proposal:
Change of use from library (Class D1) to Citizens Advice Bureaux (Class B1).

Drawing Nos: Site location Plan; 10-08-24-RPL-GE; unnumbered drawing - proposed ground floor plan; Note on Camden Citizens Advice Bureaux Service; Note on opening hours.

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; 10-08-24-RPL-GE; unnumbered drawing - proposed ground floor plan.

Reason:

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

- 3 Notwithstanding the provisions of Class B1 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 premises shall not be used as any use other than a Citizens Advice Bureaux.

Reason: To ensure that the future occupation of the building continues to provide a service for the local community in accordance with policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP10 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 Distribution of Growth, CS4 Areas of more limited change, CS5 Managing the impact of growth and development, CS8 Promoting a Successful and Inclusive Camden Economy, CS10 Supporting community facilities and services and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 Employment

Premises and Sites, DP15 Community and leisure uses, DP26 Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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