

Mr Quentin Tyler
12 Oakeshott Avenue
London
N6 6NS

Application Ref: **2015/4887/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

30 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Marchmont Street
London
WC1N 1AB

Proposal:
Change of use from skin care clinic (Class Use Sui Generis) to a coffee shop/gallery (Class Use A1) and erection of rear infill extension at ground floor level and alterations to fenestration.

Drawing Nos: 64.20, 64.30, 64.40, Diagram of Intended layout, Design and Access Statement.

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 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 64.20, 64.30, 64.40, Diagram of Intended layout, Design and Access Statement.

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

- 4 The use hereby permitted shall not be carried out outside the following times 0800 to 1800 hours Mondays to Fridays, 0800 to 1900 hours on Saturdays and 0800 to 1800 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No hot food that has been prepared on premises can be served as part of the approved use without prior approval of the Local Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed (A1) use is considered appropriate within this ground floor street frontage and a more suitable use than the current use (Sui Generis). Policy CS7 and Policy DP10 of the London Borough of Camden Local Development Framework Development Policies seeks to 'encourage the occupation of shops by independent business and the provision of affordable premises'. CPG5 of the Camden Planning Guidance also identifies the application site as a neighbourhood centre in the Central London Area.

The proposed use is for a photographic gallery that includes a café section for

primarily off site sales. The sale of hot food on premises is not proposed. The proposed café section would compose no more than 20% of the ground floor area and the proposed seating on ground floor level would primarily service the gallery use. It is considered that the café element of the proposal falls under an A1 use.

The proposed infill rear extension and alterations to the rear fenestration would harm the character of the host dwelling or the Bloomsbury Conservation Area and it is considered that the proposed development would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers and the proposed A1 use would increase daytime activity consistent with neighbouring ground floor commercial uses.

No letter of objection have been received prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 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', written in a cursive style.

Ed Watson
Director of Culture & Environment