

Mr Michael Schienke
Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Application Ref: **2015/6680/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
58 Parkway
London
NW1 7AH

Proposal:
Partial change of use from Shop to office at the rear of the ground floor and the erection of a single storey side/rear ground floor extension.

Drawing Nos: Design & Access Statement, Location Plan (A-(10)-010, A-(10)-011, A-(11)-010, A-(12)-010 Rev A, A-(13)-010 Rev A, A-(13)-011, A-(13)-012, A-(14)-010 & A-(15)-010 Rev A)

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 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 Design & Access Statement, Location Plan (A-(10)-010, A-(10)-011, A-(11)-010, A-(12)-010 Rev A, A-(13)-010 Rev A, A-(13)-011, A-(13)-012, A-(14)-010 & A-(15)-010 Rev A)

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

- 4 Notwithstanding the provisions of Class B1(c) 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 for any other operational use.

Reason: To ensure that the future operation of the building does not adversely affect the adjoining premises/immediate area by reason of harm to the local amenities in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The existing ground floor A1 use would be subdivided in to an A1 retail use (Dry cleaners as existing) at the front of the premises and a B1(c) unit at the rear of ground floor. The A1 use would cover approximately 24.4sqm and the B1(c) use would cover 36.2sqm. The retention of a viable A1 use at the front of the premises is in accordance with the sequential test outlined in guidance CPG5 and therefore acceptable. The partial change to a B1(c) use would not result in the loss of employment space and is considered to a flexible space with perimeters of the B1 class operations.

The proposed rear extension would not add significant bulk beyond the existing mass of the existing rear extension. The proposed extension would project to a same depth as the existing but would be full width. The existing timber sheds to the rear would be removed providing amenity space. No alterations would be made to the principal elevation on the ground floor and the modest rear extension would

preserve and enhance the Conservation Area in accordance with policy DP25.

The modest rear extension and the change of use to B1 office are not considered to result in a feeling of enclosure to neighbouring buildings, increased noise or anti-social behaviour in a residential location in accordance with policies DP26 and DP28.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS2, CS5, CS7 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13 and DP24, DP25, DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

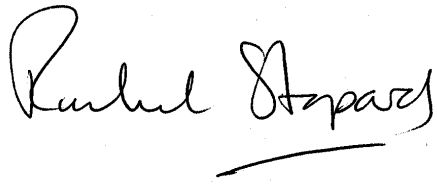
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment