

Mr Bertie Russell  
24B Gascony Avenue  
London  
NW6 4NA

Application Ref: **2015/6562/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 February 2016

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**100 - 102 Cromer Street**  
**London**  
**WC1H 8BZ**

Proposal:  
Change of use of ground floor shop (Class A1) to Assembly and Leisure (Class D2) with ancillary A1 and D1 use at basement level.  
Drawing Nos: Design and access statement dated 23/11/2015, existing and proposed floor plans and location plan received 24/11/2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 policies 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: Design and access statement dated 23/11/2015, existing and proposed floor plans and location plan received 24/11/2015.

Reason:

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

- 4 Notwithstanding the provisions of Class D2 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 a cinema, music and concert hall, bingo and dance hall, swimming bath or a skating rink.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise and excessive on-street parking pressure 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.

- 5 The use hereby permitted shall not be carried out outside the following times 0700 - 2200 Mondays to Fridays and 0800 - 2000 on Saturdays, 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, DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 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.

## Informatives:

### 1 Reasons for granting permission:

The proposed change of use from a retail unit (class A1) to a yoga studio (class D2) at ground floor and ancillary shop (class A1) and physiotherapy room (class D1) at basement level is considered acceptable. Although the Council will generally seek to resist the loss of retail uses within the Central London Area, the application site is not located within the Central Activity Zone, a neighbourhood centre, nor within a primary retail frontage. Furthermore, the site is located within easy walking distance of Kings Cross, Euston and the Brunswick Centre which provide a multitude of retail and commercial uses and the immediately surrounding area is considered to maintain an acceptable level of convenience shopping.

The existing unit is currently vacant and has been unoccupied since August 2015. The proposed leisure (D2) use is a recognised town centre use, and not considered to harm the character, amenity, function, vitality and viability of the local area. Policy DP15 states that new leisure uses should be close to the community they serve, accessible by a range of transport modes and located in Town Centres where they are expected to attract large numbers of visitors. The site is located within the Central London Area and is well served by public transport (PTAL of 6b - excellent) and therefore would be readily available and easily accessible to the local community. The Yoga classes would be available to the local community and it is envisaged that customers would travel to the studio by public transport. As such, it is considered that the new use is acceptable and it is unlikely to raise any implications on the local transport network.

No external alterations are proposed and the development is not considered to harm the character and appearance of the host building or wider Bloomsbury Conservation Area.

Although the studio would be open between 7am - 10pm on Monday to Friday and 8am - 8pm at weekends, due to the nature of the proposed use and the maximum class sizes, it is not considered to unduly harm the amenity of any adjoining/nearby residential occupiers in terms of noise, increased footfall, loss of light, outlook, or privacy.

No objections and one letter in support have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached 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, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP12, DP15, 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 2015 and paragraphs 14, 17, 56-68 and 126-141 of

the National Planning Policy Framework.

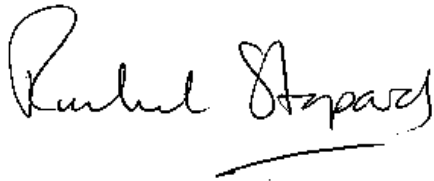
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).
- 4 You are advised that should any advertisements be required in association with the hereby approved use, these may be subject to an application for Advertisement Consent,

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



Rachel Stopard  
Director of Culture & Environment