

Mr Adam Dolby
Taylor Design Architects Limited
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Wilmslow
Cheshire SK9 1BG

Application Ref: **2015/6042/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

26 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Browns Lane
London
NW5 3EX

Proposal:
Temporary change of use for a period of two years of part of vehicle service centre (Class B2) to car showroom (Sui Generis) and alterations to existing building.
Drawing Nos: 5650/001; 100; 122; 231; 232; 320;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period of 2 years only and shall cease on or before 25th February 2018, at which time the premises shall revert to their former lawful use which is Class B2 vehicle service centre.

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 5650/001; 100; 122; 231; 232; 320.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed temporary change of use, for a period of two years, from a car servicing centre to a car showroom is considered acceptable as it would not materially impact on the number of car movements to and from the site. Whilst policy DP19 seeks to reduce the amount of off-street car parking in the borough, the additional provision of 5 car parking spaces within the site will reduce the amount of parking on Brown's Lane adjacent to the site which currently restricts vehicle and pedestrian movement. The proposed extension to the existing building is considered acceptable by virtue of its size and location. It would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or enclosure.

Due to the industrial nature of the building and the surrounding area, the proposed extension and change of use is considered acceptable and will not be harmful to the character and appearance of the host building or streetscene.

No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.3, 7.4, and 7.6 of the London Plan 2015 Consolidated with Alterations Since 2011; and paragraphs 14, 17, 34 and 56-66 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.

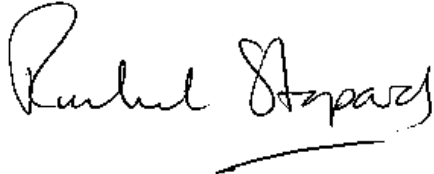
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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