

Mr DAVID PREBISKI  
FLAT 9  
YORK HOUSE  
WHYMARK AVENUE  
LONDON  
N22 6DJ

Application Ref: **2015/6923/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

5 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**141 Kentish Town Road**  
**London**  
**NW1 8PB**

Proposal:  
Change of use of basement floor from Sauna/Massage (Class Sui Generis) to Leisure -  
Escape room (indoor entertainment activity) (Class Sui Generis).  
Drawing Nos: Location Plan; Existing - 0001-2016 Rev A; Proposed - 0001-2016 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 The development hereby permitted shall be carried out in accordance with the



following approved plans: Location Plan; Existing - 0001-2016 Rev A; Proposed - 0001-2016 Rev A

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

Informative(s):

1 Reasons for granting permission.

The change of use from sauna/massage centre (Sui Generis) to "Escape Games Room" Sui generis use is considered appropriate in this location on a secondary frontage in the Kentish Town, Town Centre. Policy CS7 states that the Council will ensure that developments in its centres are appropriate to the character, size and role of the centre in which it is located; whilst policy DP12 states that the Council will ensure arrange of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice for residents, workers and visitors. The basement of the former South Kentish Town Underground Station has been vacant for approximately 3 years and was use as a sauna/massage centre since the early 1990s. As no external changes are proposed the development would have no impact on the current daylight, sunlight, privacy or outlook felt by neighbouring properties. It is likely that the proposed "Games Room" would have a similar footfall to the sauna/massage use and significant noise is not often associated with such a use. The "Escape Games Room" is a new indoor entertainment activity that requires mental agility; and therefore would not cause negative harm to occupiers of neighbouring buildings.

The applicant indicates the selling of non-alcoholic beverages and snacks would occupy a small arear of the basement floor; and depending on demand take away meals. The retailing of non-alcoholic beverages and snacks is sufficiently small to be considered an ancillary retail element to The "Escape Games Room". Additional information would be required for assessment to address the 'take-away' service; see attach informative.

The host building has excellent public transport accessibility rating (6b). It is accessible via the Camden Town or Kentish Town underground stations or the, Kentish Town West or Camden Road overground stations.

12 neighbours were consulted and a site notice and press notice were displayed. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS7, CS8 and CS9 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, and 4.7- 4.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 23 of the National Planning Policy Framework.

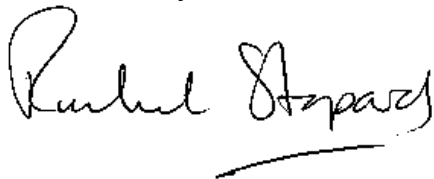
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 You are advised the provision of hot food 'take-away' from the premises would fall with a different Use Class for which planning permission would be required. You are likely to require the installation of plant machinery for the extraction of food odour/ smells on the external elevation of the building for which you will require planning permission. No consent is granted or implied for any alterations in respect of the 'take-away' service.

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