

Shan C Mistry  
Mistry Design  
28 Wood End Gardens  
Northolt  
UB5 4QJ

Application Ref: **2015/4095/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

28 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 - 15 Canfield Place**  
**London**  
**NW6 3BT**

Proposal:  
Proposed change of use from education & training centre (class D1) to offices (class B1) (Retrospective).

Drawing Nos: 1551/01, 1425\_PR\_100 Rev. P1, 1425\_PR\_101, 1425\_PR\_102 Rev. P1, 1425\_PR\_110 Rev. P3, 1425\_PR\_111 Rev. P2, 1425\_PR\_112 Rev. P2, "Planning and Marketing Statement 13-15 Canfield Place, London, NW6 3BT".

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1551/01, 1425\_PR\_100 Rev. P1, 1425\_PR\_101, 1425\_PR\_102 Rev. P1, 1425\_PR\_110 Rev. P3, 1425\_PR\_111 Rev. P2, 1425\_PR\_112 Rev. P2, "Planning and Marketing Statement 13-15 Canfield Place, London, NW6 3BT".

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

- 3 Details of cycle parking (1space per 90sqm), workplace showers and lockers shall be submitted for the written approval of the local planning authority within 3 months of the date of this decision. The details shall be implemented within 3 months of the receipt of approval and maintained as such thereafter.

Reason: In order to provide sufficient cycle provision and to comply with Policy 6.9 of the London Plan 2015 and Policies DP17 and DP18 of the London Borough of Camden Local Development Framework.

#### Informatives:

- 1 Reasons for granting permission.

The application proposes the change of use of the existing building authorised as an education training centre within Class D1 (Non-residential Institutions) use to an office use within Class B1 (Business). No external alterations are proposed as part of this application.

Policy DP15 states that the Council will protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided (criteria c) or where the specific community facility is no longer provided and evidence is provided to show that the loss would not create, or add to, a shortfall in provision for the specific community use, and demonstrate that there is no demand for any other suitable community use on the site (criteria d).

Marketing evidence has been provided to accompany this application. This shows that the D1 educational training centre ceased to operate when the operations of the tenant Homeopathy Japan became unviable. Furthermore the marketing evidence shows that the premises have been marketed to other D1 providers for at least 12 months prior to this application. Furthermore the previous community group have since found smaller premises to continue their operations at the adjacent site at 9A Canfield Place. Since 01/08/2014, the premises have been in B1 use occupied by PCKO Architects Ltd. Therefore it is considered that the marketing statement satisfactorily meets the requirements of Policy DP15.

Policy CS8 promotes a successful and inclusive Camden economy. It supports Camden's industries by expecting a mix of employment facilities and types. Provision of office accommodation is welcomed within Central London. The proposal would result in additional office floorspace within Central London, which

would help encourage the provision of managed workspace in this area. As such, the principle of a potential change of use to offices is considered acceptable.

The premises already include workspace showers and a condition has will be attached requiring the provision of cycle parking as advised by Transport for London.

Adjacent properties are non-residential and therefore it is not considered that the proposed B1 use will cause any detrimental harm with regard to impact on the amenity of occupiers of surrounding properties.

The site's planning history was taken into account when coming to this decision. No objections were received from neighbouring properties as a result of public consultation.

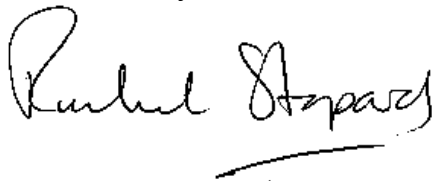
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP18, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1 and 6.9 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities