

Mr Jason Maddocks  
51 Bridgman Road  
London  
W4 5BA

Application Ref: **2016/0461/P**  
Please ask for: **Samir Benbarek**  
Telephone: 020 7974 **2534**

18 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**17 Little Russell Street**  
**London**  
**WC1A 2HL**

Proposal:  
Change of use of ground floor from retail use (Class A1) to a mixed use of retail (Class A1) and Dog Grooming (Class Sui Generis).  
Drawing Nos: OS Map (Location Plan); Unnumbered Site Plan; Unnumbered Existing Plan; Unnumbered Proposed Plan

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 OS Map (Location Plan); Unnumbered Site Plan; Unnumbered Existing Plan; Unnumbered Proposed Plan

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

- 3 The use hereby permitted shall not be carried out outside the following times 10:00am to 6:00pm Mondays to Saturdays and all day on 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 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission:

No external alterations are proposed and as a result there would be no harm to the character and appearance of the host building, the street scene of wider area. The proposal would provide sui generis space for dog grooming at the rear of the unit alongside A1 use to the front. This is considered an appropriate town centre use which is encouraged by the Local Development Framework (LDF). There would be no harm to adjacent land uses as a result of the proposal.

The site is located within the Central Activities Zone and is highlighted as a Central London Local Area primary frontage. The dog grooming (sui generis) activity would be located to the rear while a large proportion (approximately 60%) of A1 space would be located at the front. This is not considered harmful as this still retains an active retail frontage in a locally primary location. The proposal will also not impact upon the specialist retail uses of the Museum Street area as the number of such remains unchanged.

One objection has been raised in the relation to the works which have been duly noted. The applicant's site history and relevant appeal decisions have been taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 190 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS1, CS5, CS7, CS8 and CS9 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP13, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed

development also accords with policies 4.2 and 4.3 of the London Plan (March 2015); and the provisions of paragraph 17, 18, 20 and 23 of the National Planning Policy Framework 2012.

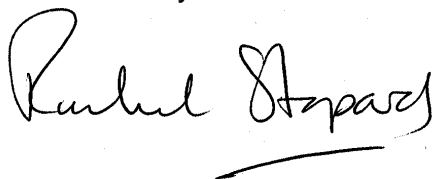
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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