

Mr Jonathan Gray  
Grays Surveying Services Ltd  
90 Cavendish Road  
Highams Park  
E4 9NG

Application Ref: **2016/2323/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**224 Kilburn High Road**  
**London**  
**NW6 4JP**

Proposal:  
Change of use of from retail (Class A1) on the ground floor to Law Offices (Class A2).  
Drawing Nos: 001, 002, 003, 004, 005, 006, 007, Design and Access Statement dated  
25.04.2016 and Planning Statement dated 28.07.2016.

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 001, 002, 003, 004, 005, 006, 007, Design and Access Statement dated 25.04.2016 and Planning Statement dated 28.07.2016.

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 A1 to A2 requires justification as the LDF generally seeks to protect retail floorspace. However, Under Class D of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 Development would be considered as permitted development and in this instance the application would be supported in principle.

Permission is sought for the change of use of the ground floor of the retail unit to a law office, the host building is located within parade of shops consisting of No's 222-232 Kilburn High Road which contributes to 71% of the units within the A1 use class and the change of use of to A2 use would be in accordance with policies DP12 and CS7 of the LDF in preserving the vitality and viability of secondary retail frontage area. Notwithstanding this, a retail survey was undertaken and the result of this survey concluded that the proposed change of use to financial and professional service (Class A2) would contribute to 57% of the existing units to be within A1 use which accords to Camden Planning Guidance, CPG 5 which requires a minimum of 50% of the use to be retained.

As such, the proposal is not considered harmful to the character or appearance of the host building and the street scene and the general area would remain unaffected as no external alterations are proposed.

Given the scale of the proposal it is unlikely to impact upon the amenity of the neighbouring occupiers in regards to current daylight levels, sunlight, privacy or outlook of neighbouring properties.

The neighbours were consulted and a site notice and press notice were displayed and no comment/object has been received. The sites planning history and relevant appeal decision were also taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS5, CS7 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, and DP26 of the London Borough of Camden Local Development Framework Development Policies.

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).

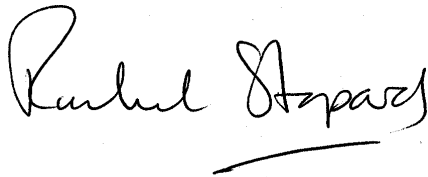
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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