

Ward: Caversham

Officer: Rob Brew

Regent's Canal Conservation Area

Address : 43-45 Camden Road, NW1

Date of Application : 18/02/1999

Application Number: PE9900116 Case File:H12/3/E

Proposal :

Change of use from a public bar (A3 Use Class) to a private club (Sui Generis Use Class) with bar, kitchen, offices and residential flat.

As shown on drawing numbers> 1733/01, 10-12, 9803/A4/01.

RECOMMENDATION SUMMARY : Grant Planning Permission

Applicant

Agent

Great Guns,
8-10 Dryden Street,
London,
WC2E

ARH Associates,
5/6 Bartholomew Place,
London
EC1A 7HH

Analysis Information

<u>Land Use Details</u>		
Existing		Sq Metres
A3	Food and drink	500
SG	Sui-generis	0
Total		500
Proposed		
A3	Food and drink	0
SG	Sui-generis	500
Total		500

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

16 JUN 1999

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

9a/14

OFFICER REPORT:

1. SITE

1.1 A four storey plus basement building former public house that has been vacant but is currently being fitted out for the proposed use. The site lies within the Regents Canal/Camden Street Conservation Area opposite Camden Road station.

2. PROPOSAL

2.1 Change of use from a public bar (A3 Use Class) to a private club (Sui Generis Use Class) with bar, kitchen, offices and residential flat. The proposed use is for "GreatGuns Ltd" which is a film production company and comprises:

Basement - storage

Ground floor - reception/bar/wc's

First floor - seating area/kitchen/office

Second floor - offices/store

Third floor - 1 bed flat/office/wc's

2.2 The proposed use is for social and business functions for employees of GreatGuns and their guests only, and access to the building will be strictly controlled by entrance phone and CCTV.

3. RELEVANT HISTORY

3.1 None.

4. RELEVANT POLICIES

4.1 Relevant Borough Plan policies include the following:
HG12 (protection of residential amenity).

4.2 Relevant Draft UDP policies include the following:
SH24 (food and drink uses).

5. CONSULTATIONS

5.1 **Local Group comments**

Camden Gardens R/A - Support the proposal. The R/A state that they have reached an agreement with the owners of the premises to limit the hours of opening to 5 nights a week up until 11pm with a limited number of 6 extended hours of opening for special occasions.

5.2 Adjoining Occupiers	Number Notified	45
	Replies Received	0

9a/15

6. ASSESSMENT

6.1 Amenity

As the proposed use would be much less intensive than the previous A3 use, the existing refuse storage facilities and ventilation equipment are likely to be adequate. Member's of the public will not be permitted entrance to the premises, and there is less likelihood of disturbance to local residents than if an A3 use were to be recommenced.

6.2 Hours of use

An A3 use could operate in the premises without a restriction to the hours of use, and the nature of the use is less likely to lead to disturbance than the existing lawful use. The hours of use agreement between the owners and the local residents association would not be reasonable as a planning condition as the proposed use is a mixture of uses which could in part operate at any time of the day without causing a nuisance to local residents. This leads to the conclusion that, in accordance with the advice in Circular 11/95, it would not be reasonable to restrict the hours of operation of the proposed use.

6.3 The proposed use is for a Sui Generis use which means that it is likely that any other use, including a return to an A3 use, would require planning permission. The Council could, if it was appropriate, restrict by condition the hours of use for any future return to A3 use.

6.4 The works to the property that have already been carried out include the refurbishment of the exterior which has enhanced the appearance of the building and this part of the CA.

6.5 In the circumstances it is considered the proposed use is less likely to result in any loss of local residential amenity, and so the change is welcomed.

7. LEGAL COMMENTS

7.1 Member's are referred to the note from the Legal Division at the start of the agenda.

8. RECOMMENDATION

8.1 That planning permission be granted.

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