

Mrs Danielle Gilbey
D Gilbey Consulting Ltd
42 Keslake Road
London
NW6 6DG

Application Ref: **2016/6371/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 York Rise
London
NW5 1ST

Proposal:
Change of use of ground floor from office (Class B1) to flexible B1 / A1 uses, installation of replacement shopfront and associated external alterations at ground floor level.

Drawing Nos: YR-01; YR-02 Rev. C; YR-03 Rev. A; YR-04; YR-05 Rev. B; YR-06; YR-07; YR-08; Location Plan; Design and Access Statement 24/01/2017.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans YR-01; YR-02 Rev. C; YR-03 Rev. A; YR-04; YR-05 Rev. B; YR-06; YR-07; YR-08; Location Plan; Design and Access Statement 24/01/2017.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use from B1 offices to flexible B1 offices and A1 retail use on the ground floor is considered to be acceptable. The loss of 175sqm of B1 office space to flexible A1/B1 use would not result in the loss of employment premises therefore not requiring any viability marketing submission as stated in DP13. The flexible use of the ground floor provides greater future viability.

The proposed change of use would also lead to an improvement in the character and vitality of the local area in terms of creating a more active frontage, with a publicly accessible use and greater street surveillance and would thereby contribute towards the vitality and vibrancy of the Neighbourhood Centre within which the site is located.

The external alterations to the proposed shopfront comprise of a new timber hardwood shopfront and entrance door, and the formation of a front patio area through the installation of railings above planters to the front and side, and a front entrance gate.

The existing shopfront is judged as of 'little architectural merit' in the Dartmouth Park Conservation Area Appraisal and Management Strategy, and does not make a positive contribution to the conservation area. The proposed alterations would enhance the appearance of the property and streetscene in accordance with the objectives of Policy DP24, and would preserve and enhance the Dartmouth Park Conservation Area.

The proposed change of use of the ground floor from B1 to flexible A1/B1 is not considered to detrimentally impact the surrounding amenity or the residents on the first and second floors of the building.

The proposed alterations to the front elevation would not harm the neighbouring amenity.

One objection was received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS7, CS8 of the London Borough of Camden Local Development Framework Core Strategy and policies DP10, DP12, DP13, DP24, DP25, DP26, DP29, DP30 of the London Borough of Camden Local Development Framework Development Policies. The development is also in accordance with the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012.

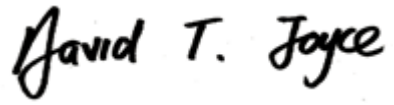
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities