

Mr Simon Powell
simon powell architects
Business Design Centre
52 Upper Street
London
N1 0QH

Application Ref: **2016/6915/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

21 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4 Streatham Street
London
WC1A 1JB

Proposal:
Change of Use of Bground floor level form resturant (Class A3) to gym (Class D2) at
basement floor level and commercial (Class A1/A2/B1) at ground floor level.
Drawing Nos: 4266/P/02, 4662/P/03, 4662/P/04, 4662/P/05

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 4266/P/02, 4662/P/03, 4662/P/04, 4662/P/05,
Planning statement

- 3 The use hereby permitted shall not be carried out outside the following times 06.00 - 23.00 Mondays to Friday, 08.00 - 23.00 on Saturdays and 09.00 - 21.00 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal would see the change of use of the basement from A3 (restaurant) to D2 (gym). The site is currently vacant and involves the return of the ground floor to A1/A2/B1 use for a separate commercial use. The site lies on the corner of Streatham Street and Willoughby Street and falls within the Bloomsbury Conservation Area but is not listed.

The use of the gym in this area is considered acceptable as the basement is not a primary frontage and the ground floor unit would retain an A1 usage. The site lies within the Museum Street Area of the Central London frontage identified in CPG5 where there is a presumption against the loss of A1 uses. Therefore the mixed use including A1 at ground floor level is considered acceptable.

The basement area will be used as a personal training studio and will not provide classes meaning there would not be the noise disturbances associated with a regular gym and fewer visitors reducing the potential impact on local residential

amenity. The proposal would also see the removal of the existing kitchen extract therefore positively contributing to the amenity of residents of the upper five floors of the building.

There were no comments received from members of the public or local residents groups. The planning history of the site has been taken into account when coming to this decision.

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

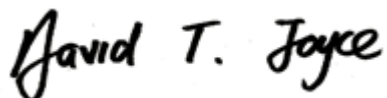
As such the proposed development is in general accordance with policies CS1, CS2, CS7, CS8, CS9, and CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP12, DP13, DP15, DP25, and DP26, of the London Borough of Camden Local Development Framework Development Policies. The development is also in accordance with the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012 Location Plan,

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