

R Oliver
111 Millway
London
NW7 3JL

Application Ref: **2016/4715/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**56 - 58 Fortune Green Road
London
NW6 1DT**

Proposal:

Change of use of ground floor premises from car showroom (suis generis) to B1(a) (office)
Drawing Nos: FGE/56-58/01_RevB; FGR/56-58/02_RevA; FGR/56-58/03_RevA; FGR/56-58/04_RevA; Design and Access Statement

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: FGE/56-58/01_RevB; FGR/56-58/02_RevA; FGR/56-58/03_RevA; FGR/56-58/04_RevA; Design and Access Statement

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

Reason:

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, no development within Part 3 of Schedule 2 in Class O of that Order allowing the change of use of offices to dwellinghouses shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To protect the commercial floorspace hereby approved and to safeguard the residential amenities of neighbouring occupiers in accordance with the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The existing ground floor sui generis premises have been recorded as vacant since 2012 apart from a period of unlawful use as an A3 unit during 2014. The floorspace of the unit measures at 80sqm. The change of use from sui generis to B1(a) is considered to result in an increase of employment floorspace which is a benefit to the local area.

No external alterations are proposed to the building which will keep the active ground floor frontage of the building. The change of use to office is not considered to result in excessive noise or other harmful amenity implications towards neighbouring residential occupiers. It is also not considered the change of use would cause adverse transport implications upon the highway and local area.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS1, CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

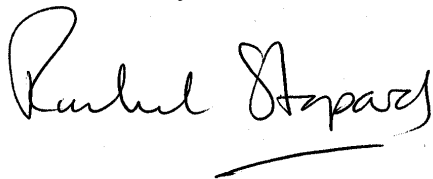
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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