

Mr E Riley
Eriley Associates
8 Huxley Place
Palmers Green
LONDON
N13 5SO

Application Ref: **2016/7120/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

2 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
70 Plender Street
London
NW1 0LB

Proposal:
Change of use of ground floor unit from retail (A1) to laundrette (Sui Generis); installation of ventilation/extraction equipment.

Drawing Nos: (Prefix: T & B95): 01/15, 02/15, 03/15, 04/15, 05/15, 06/15, 07/15, 08/15, 09/15, 10/15, 11/15, 12/15, 13/15, 14/15, 15/15 (all Revision B dated Jan 2017); Design and Access Statement; Noise Assessment ref.RPT.160013.0. dated Oct 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 policy DP24 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: (Prefix: T & B95): 01/15, 02/15, 03/15, 04/15, 05/15, 06/15, 07/15, 08/15, 09/15, 10/15, 11/15, 12/15, 13/15, 14/15, 15/15 (all Revision B dated Jan 2017); Design and Access Statement; Noise Assessment ref.RPT.160013.0. dated Oct 2017

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use hereby permitted shall not be carried out outside the following times: 7:30hrs -20:00 hrs Mondays to Saturdays and 09:00hrs-16:00hrs 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 and 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 Please note that the permitted use of the site does not include for dry cleaning purposes. If the applicant intends to introduce dry cleaning facilities on site at a later date, express planning permission as well as licensing would be required.
- 4 Reasons for granting permission.

This application relates to a ground floor unit within a recent redevelopment of the application site (application 2013/1969/P dated 30/10/2013). The unit has not been occupied following the completion of the development (approx. 12months ago) despite the adjacent unit being let and in current use for retail purposes (Use Class A1). The application site is not located within a designated town or neighbour centre, or within a designated retail frontage. The proposed use would not lead to a concentration of none retail uses, would provide a service to local residents (replacing a laundrette lost as a result of the redevelopment) and would maintain an active use/frontage onto Plender street. There was also no condition attached to decision 2013/1969/P which ensured that the approved ground floor units are maintained for retail (A1) use. The proposal would result in the loss of A1 floorspace, however, in this instance this is not objectionable as alternative provision is available within the Camden Town centre located some 130m (a 2min walk) West of the site. As such the change of use would therefore remain in accordance with policy DP10 and is not objectionable in principle.

The application site is not within a conservation area and is not statutorily or locally listed. No external alterations are proposed to the front of the unit and the proposed external alterations to the rear of the site (installation of extract duct) by virtue of their size, location and design, are not considered to impact upon the character and appearance of the host property or local area.

The proposed use would not include facilities for dry cleaning and as such no issues arise in terms of the use of hazardous materials (an informative shall be added reminding that permission would be required for use as a dry cleaner).

Submitted alongside the application is a Noise Impact Assessment which has been

reviewed by the Council's Noise Officers, with officers being generally satisfied that the report appropriately demonstrates that the proposed use and equipment would not cause harm to the amenities of local residents. In order to ensure that the applicant adheres to the noise limits set out in the report and does not create noise and disturbance for these or any other nearby occupier, a condition is applied which would limit the level of noise emanating from the site at a minimum of 5dB(A) less than the existing background measurement when measured from sensitive façade. A condition is also recommended to limit the hours of operation; this will ensure that the unit will not be in use during sensitive hours, avoiding undue disturbances. The proposal would not cause any impacts in terms of outlook, privacy or levels of light for any neighbouring occupier.

No comments were received following the public consultation process.

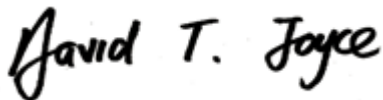
Overall, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS7 and CS14 as well as the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP10, DP12, DP24, DP26, and DP28. The development accords with the emerging Local Plan policies G1, A1, A4, D1, TC1, TC3 and TC5 as well as the London Plan 2016 and the NPPF 2012.

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
Director of Planning and Regeneration