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Application Ref: **2017/0906/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

4 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Adjacent to 4 Fairhazel Gardens**  
**London**  
**NW6 3SG**

Proposal:  
Change of Use from Class B1 (Minicab Office) to Class A1 (Retail).  
Drawing Nos: 2415 - 01 Rev C.

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 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: 2415 - 01 Rev C.

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

#### Informative(s):

- 1 Reasons for Granting Permission.

The application site is located at the rear of the Savemore Supermarket, with a frontage to Fairhazel Gardens. Planning permission ref 2010/2415/P was allowed at appeal in January 2011 for the use of the premises as a mini-cab office.

Policy DP13 states that the Council will generally resist a change to a non-business use unless it can be demonstrated that a site or building is no longer suitable for its existing business use. Whilst no marketing evidence has been submitted the applicant has confirmed in their planning statement that the office has since become redundant and would be better suited to revert back to its original historic usage (A1). Comments from the Council's Economic Development Team confirm that due to the small floor space (18sqm) the units use for office purposes would be restricted and not conducive to modern office requirements. It is therefore considered that marketing evidence is not necessary in this instance. On balance, the proposal for a small retail unit is judged to be appropriate in this location as the unit is not suited to B1 use and the resulting A1 unit would not provide retail employment.

No external alterations are proposed as part of the change of use. The proposed signage will be internal and therefore not considered to adversely impact upon the streetscene. The glazing would be retained and there would no longer be a need to screen the windows for the privacy of the office which would facilitate an improved public realm.

It is not considered that the proposal would have an adverse amenity impacts upon neighbouring residential occupiers as the opening hours would be reduced.

Furthermore, the development it would not warrant the submission of a transport assessment and/or a delivery service management plan. The site has a Public Transport Accessibility Level score of 6a, indicating an excellent level of accessibility by public transport. It is therefore not considered that the proposed uses would lead to any impact upon local parking provision.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1, CS2, CS5, CS7, CS8, CS9, and CS14, the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12, DP13, DP24 and DP26 and policies A4, D1, D3 and E2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with London Plan 2016 and National Planning Policy Framework.

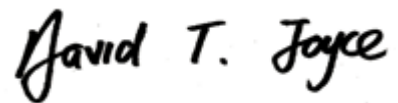
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning