

Mr Len Lauk
54-56 Phoenix Rd
London
NW1 1ES

Application Ref: **2017/0764/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

11 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Hampden Close
London
NW1 1HW

Proposal:
Change of use from retail (A1) to community use (D1)
Drawing Nos: Site Location Plan; Ground Floor Plan (titled: 5, Hampden Close NW1);
Email from Len Lauk dated 8th March 2017 incl. 6 x photos

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: Site Location Plan; Ground Floor Plan (titled: 5, Hampden Close NW1); Email from Len Lauk dated 8th March 2017 incl. 6 x photos

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 within Central London Area although is not identified as Central London Frontage. Policy DP10 seeks to prevent the widespread loss of retail uses outside centres and states that the Council will only consider granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that alternative provision is available within 5-10 minutes' walking distance; there is clear evidence that the current use is not viable; and the proposed development would positively contribute to local character, function, viability and amenity. The unit is located under a 10 minute walk from Kings Cross and St Pancras station and its wide provision of retail uses. Whilst the evidence to demonstrate the lack of economic viability remains unclear, Council Officers have confirmed the unit has been vacant for a number of years and would therefore appear non-viable. DP10 refers to community facilities as being an appropriate alternative use within the Central London Area, and the proposed community centre is considered to contribute to local character, function, viability and amenity. It is therefore considered that the proposed loss of A1 (retail) floorspace would not materially harm the vitality or viability of the area and that the proposal is in general conformity with the objectives of policy DP10 of the LDF.

The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent) and is situated within a Controlled Parking Zone. It is not considered that the proposal would materially affect the transport/parking in the area.

There are no external alterations proposed to the appearance of the property as part of this application. By virtue of the nature of proposal, it is not considered that the proposed community use would have an adverse impact on residential amenity.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP10, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, C1, TC3 and T1 of the London Borough of Camden Local Plan Submission Draft 2016. 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.

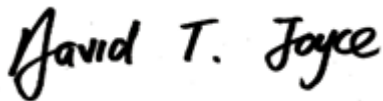
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



David Joyce
Director of Regeneration and Planning