

Mr Brendan Mills
13a Iliffe Yard
London
SE17 3QA

Application Ref: **2016/6442/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**55 B Camden Street
London
NW1 0HG**

Proposal:

Change of use of the basement from storage unit (B8) to an escape rooms (Sui Generis)
Drawing Nos: 100-01, WP4544, Design and Access Statement, operational management plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use as an escape room hereby permitted shall be for a temporary period of twelve months from the date of this permission or the period during which the premises are occupied by Escape Plan Ltd. whichever is shorter. At the end of this period the site shall revert to a storage unit.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy,



policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Draft Submission 2016.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan: 16/35/01, 100-01, operational management plan.

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

- 3 The use hereby permitted shall not be carried out outside the following times 09.00 - 22.00 Mondays - Saturdays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 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 and policies A1 and TC4 of the Camden Local Plan Draft Submission 2016.

- 4 Prior to commencement of the development details of the sound insulation of the floor/ ceiling/ walls separating the commercial part of the premises from dwellings shall be submitted to and approved in writing by the local planning authority. Details shall demonstrate that the sound insulation value $D_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the noise criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to use of the development and permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 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 and policies A1 and TC4 of the Camden Local Plan Draft Submission 2016.

- 5 Prior to the occupation of the site details of a Operational Management Plan for the proposed use and opening hours shall be submitted to and approved in writing by the local planning authority. The plan will demonstrate how customers arriving and vacating the premises each day will be managed and levels of noise emanating from the site mitigated.

The development shall be undertaken in accordance with the approved Operational Management Plan thereafter.

Reason: To safeguard the amenities of neighbouring residents 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 and policies A1 and TC4 of the Camden Local Plan Draft Submission 2016.

Informative(s):

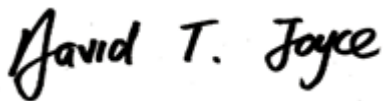
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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