

Mr Shamir Sidhu  
41 Oakdale Road  
N4 1NU  
London

Application Ref: **2016/5731/P**  
Please ask for: **Nora-  
Andreea.Constantinescu**  
Telephone: 020 7974 **5758**

6 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2-2a Bayham Street**  
**London**  
**NW1 0ES**

Proposal:  
Change of use from office (Class B1a) to flexible office and yoga studio use (Class B1a and Class D2).

Drawing Nos: Supporting Planning, Design and Access Information dated 24/11/2016; Block Plan; Site location plan; Marketing Report dated 22/11/2016; ASM\_04\_001; ASM\_04\_002; Additional information agent dated 23/12/2016; Email confirmation yoga use applicant dated 21/12/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Supporting Planning, Design and Access Information dated 24/11/2016; Block Plan; Site location plan; Marketing Report dated 22/11/2016; ASM\_04\_001; ASM\_04\_002; Additional information agent dated 23/12/2016; Email confirmation yoga use applicant dated 21/12/2016.

Reason:

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

- 4 Notwithstanding the provisions of Classes D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, any part of the premises used as D2 shall not be used for any other uses other than a yoga studio.

Reason: To ensure that the future occupation of the building does not adversely affect neighbouring amenity by reason of noise, traffic congestion or excessive on-street parking pressure, in accordance with policies CS5, CS5, CS10 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP16, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises, residential units above or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining 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 policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Policy DP13 requires marketing evidence demonstrating lack of demand for

employment floorspace space in order to justify a change of use. Whilst this has not been provided in this instance, the premises are currently vacant and it is accepted that the small floorplate is unsuitable for a wide range of business accommodation. The proposed flexible use applied for retains the possibility of the site being used as office space in the future and as such, the change to a flexible use, including both B1a and D2, is considered acceptable.

A condition is attached restricting the proposed D2 use to a Yoga Studio only, in order to avoid harm to neighbouring amenity with respect to increased noise, traffic congestion or on street parking which may result from more intensive uses within the D2 Class.

The proposed yoga studio would have up to 3 employees which is under the threshold requiring on site cycle parking. There are no external alterations proposed.

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

As such, the proposed development is in general accordance with policies CS5, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP15, DP16, DP17, DP25, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012

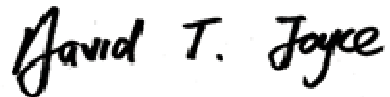
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities