

Miss Salima Akther
42 Chalton Street
London
NW1 1JB

Application Ref: **2017/0261/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Chalton Street
London
NW1 1JB

Proposal:
Change of use from Shop (Class A1) to Tuition Centre (Class D1) (retrospective).
Drawing Nos: Marketing report (SN Estates 27/04/17), 03-042, 01-042, 04-042, 02-042,
Supporting Statement.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans: 03-042, 01-042, 04-042, 02-042.

Reason:

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

Informatives:

1 Reasons for granting permission

The application relates to a Grade II listed building on the east side of Chalton Street within a parade of single storey commercial buildings. Planning permission is sought for a retrospective change of use from shop (use class A1) to tuition centre (use class D1), comprising the ground floor and basement levels. The site is within a designated neighbourhood centre.

The proposed tuition centre would provide lessons for no more than 125 secondary school students per week and 10 staff. No physical alterations to the building are sought in relation to the proposed change of use. There is no vehicle parking or cycle parking associated with the unit.

The local plan seeks to protect the character, function, vitality and viability within Camden's neighbourhood centres, and the Council will resist schemes that result in less than 50% of the premises being in non-retail use or more than 3 consecutive premises being in non-retail use. The parade currently comprises 12 units of which 50% are in retail use. The application premises is one of two consecutive retail units.

While the proposal would result in the loss of a retail unit, the applicant has provided marketing information from a local estate agent, indicating that the property was marketed for 18 months without successful take-up from a retail occupier. The premises was shown interest by educational institutions, but there was a lack of interest from retail clients due to its location on a secondary road. The premises was marketed through major property websites and targeted emails. The evidence provided is considered sufficient to justify the granting of planning permission for a D1 use.

An objection has been raised by the transport officer to the absence of new cycle parking provision; however, it is a consideration of the application that the building is Grade II listed and does not benefit from any external space to the front or rear. Due to these constraints of the site and limited internal space, it would not be practicable to create secure cycle storage within the building, and therefore failure to meet this requirement is not considered to justify a refusal of the application in this instance.

The planning and appeal history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policies G1, TC1, TC2, and T1.

The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

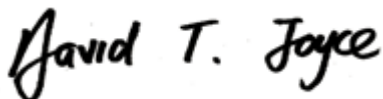
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 applicant is advised that commercial waste collection arrangements are the responsibility of the business premises. Further information can be obtained by contacting Camden Customer Services on 020 3567 5320.
- 5 The applicant is advised that new signage associated with the change of use may require advertisement consent. As the building is Grade II Listed, signage would also require listed building consent.

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