

Mrs Behzadi  
54 Mill Lane  
London  
NW6 1NJ

Application Ref: **2017/0871/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

31 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**54 Mill Lane**  
**London**  
**NW6 1NJ**

Proposal:  
Change of use of ground floor unit from financial services (A2) to office (B1a)  
(Retrospective)  
Drawing Nos: Drawing 1 (dated 16/06/17); Drawing 2 (dated 16/06/17); Covering Letter  
(dated 16/06/17); Site Location Plan 100047474; Block Plan 100047474.

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 shall be carried out in accordance with the following approved plans: Drawing 1 (dated 16/06/17); Drawing 2 (dated 16/06/17); Covering Letter (dated 16/06/17); Site Location Plan 100047474; Block Plan 100047474.

Reason:

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



- 2 The mini-cab office hereby permitted shall be used as a remote office with no customers on the premises at any time. No fares shall be booked in person, no customers shall be picked up or dropped off in the immediate vicinity of the office at any time and no taxi drivers shall visit the office for any purpose other than to undertake administrative duties.

Reason: To safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the adjoining premises and the area in general in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Camden Local Plan (2017).

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 3 Class O (offices to dwellinghouses) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the character, function, vitality and viability of the neighbourhood centre and in order to ensure compliance with the requirements of policies G1, TC2, A1 and A4 of London Borough of Camden Local Plan 2017 as well as the West Hampstead Neighbourhood Plan (2015) policies 12 and 14.

#### Informative(s):

- 1 Reasons for granting permission.

The application site is within the Southern frontage of the designated Mill Lane Neighbourhood Centre as defined by the Council's adopted policy TC2 and guidance document CPG5. For units within Neighbourhood Centre's outside of Central London Area, the Council will resist changes of use that would result in less than 50% of ground floor premises being in retail use (A1); or more than 3 consecutive premises being in non-retail use.

In this instance, the existing lawful use of the GF unit is of purposes defined as financial and professional services (Use Class A2) following permission PW9802848 dated 24/02/1999. After a period of vacancy, the unit has been used in recent years as an office for a local mini-cab business constituting a change of use to Use Class B1a. This change has not resulted in any loss of retail units (A1) and has not resulted in a consecutive row of non-retail units (retail units remain on either side of the site). The proposed retention of the B1a use therefore remains in accordance with this policy requirement and as such it is not considered that the change of use would result in harm to the character, function, vitality and viability of the neighbourhood centre. In order to ensure that the future viability of the centre is not jeopardised by permitted changes, a condition restricting rights is recommended.

The application site is not within a conservation area and is not statutorily or locally listed. The proposed change of use would not include any external alterations and

is therefore not considered to lead to any impact in terms of the character and appearance of the property or local area.

The use of the unit includes the provision of desks and phones for members of staff taking phone calls and arranging pick-ups. Submitted documents confirm that there is no public access into the office and taxis do not collect from outside the unit. In order to protect the safety and conditions of the highway as well as to safeguard the amenities of the adjoining residents, a condition is recommended that the use of the office remains as a remote office only (with no public access / pickups). Due to the size of the unit and its limited capacity, the use of the unit as a remote office is not considered to result in any significant disruption for local residents in terms of noise. The proposed retention of use would not result in any impacts the neighbouring residential amenity in terms of loss of light, outlook, privacy or visual intrusion.

No comments were received following the public consultation process. The sites planning history has been taken into consideration when forming this decision.

Overall, the proposed development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies E1, A1, A4, D1, TC2, TC4 and T2. The development is also in accordance with the Fortune Green and West Hampstead Neighbourhood Plan (2015) policies 12 and 14 as well as the London Plan (2015) and NPPF (2012).

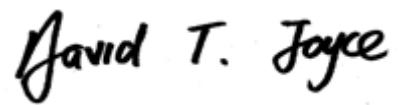
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 4 The display of an advertisement without consent is a criminal offence under Section 224(3) of the Town and Country Planning Act 1990. Under Section 225 of the Town and Country Planning Act, Section 10 of the London Local Authorities Act 1995 and Section 11 of the London Local Authorities Act 1995 the Council has powers to enter the land and remove the display. As such, the Council will commence prosecution/action to secure the removal of the advertisement.

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