

Laura Murray
Argent LLP
4 Stables Street
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N1C 4AB

Application Ref: **2017/3237/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

31 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Unit 1
Building T1
Canal Reach
London
N1C 4AZ**

Proposal: Temporary change of use for 2 years from flexible Class A1-A5 use to Class D2 use for use as rehearsal/workshop/meeting space

Drawing Nos: Site Location Plan at 1:500; Site Plan at 1:3500; Cover letter dated 31/05/2017

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 hereby permitted is for a temporary period only and shall cease on or before 31/07/2019, at which time the premises shall revert to its former lawful use of flexible Class A1-A5 use.

Reason: In order that the long term use of the site may be properly considered in



accordance with Policies G1 and A1 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:500; Site Plan at 1:3500; Cover letter dated 31/05/2017.

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

- 3 No sounds from the use hereby permitted shall be played on the premises in such a way as to be audible at or within any residential/ noise sensitive premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.

- 4 Notwithstanding the provisions of Class 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, the premises shall only be used as rehearsal/workshop/meeting space, and not for any other assembly / leisure uses within Class D2, except during September to October 2017 and April to May 2018, when the space may be used as a performance space for an audience not exceeding 70 persons per performance.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

- 5 The use hereby permitted shall not be carried out outside the following times: 0900 to 2000 hours daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks a temporary change of use for 2 years from flexible Class A1-A5 use to Class D2 use, in order to use the ground floor premises as a rehearsal/workshop/meeting space. The space would also be used as a performance space for a period during September to October 2017 and April to May 2018, for an audience of approximately 60 persons. After the 2 years, it is envisaged that the unit would be used for Class A3 uses.

The application proposes no changes to the layout, internal structure, or access to or within the unit, and relates to the use of the space only.

The use of the space as described is considered to be appropriate to the area and

it is not considered that the proposed change of use would cause harm to the residential amenities of neighbouring and nearby occupiers.

The proposal does not raise any transport concerns. Given that the space would be mostly used for rehearsals, workshops and meetings, it is considered that the cycle parking requirements would not be dissimilar to those already provided for the approved Class A1-A5 use. The application site is in a sustainable location for visitors to the abovementioned performances.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies G1, C2, C3, E2, A1, D1, D2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

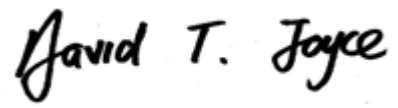
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning