

Miss Anna Degli Esposti  
Unit 1D, Camden Lock Place  
London  
NW18AL

Application Ref: **2017/3464/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

11 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**24 Chalk Farm Road**  
**London**  
**NW1 8AG**

Proposal:  
Change of use of basement from storage ancillary to ground floor retail unit (A1 use) to a tattoo parlour (sui generis).  
Drawing Nos: Existing and proposed floor plans received 06/07/2017.

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

Condition(s) and Reason(s):

- 1 The 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and proposed floor plans received 06/07/2017.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the basement level only and involves the change of use from storage (currently used by the ground floor retail unit) to a new tattoo parlour. The ground floor retail unit would remain as a shop. There would be no external alterations and therefore no impact on the character and appearance of the host building or surrounding streetscene.

The application site is located within the Chalk Farm town centre. As the proposal would not result in the loss of a retail unit at ground floor it is considered acceptable in land use terms. The space is currently only used for storage and its change of use is not considered to harm the viability of the existing retail use.

Due to the location of the new tattoo parlour at lower ground floor level, it is not considered to cause harm to neighbouring amenity in terms of noise, privacy, daylight or outlook.

No objections have been received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. The application site is not location within a Conservation Area nor does it affect the setting of a listed building.

As such, the proposed development is in general accordance with policies A1, D1, TC1, and TC4 of the Camden Local Plan 2017. 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

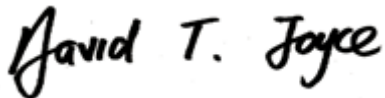
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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.

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