

Miss Natasha Coakley
Dalton Warner Davis LLP
21 Garlick Hill
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Application Ref: **2017/3949/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

13 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 England's Lane
London
NW3 4YD

Proposal:
Change of use of the basement, ground and mezzanine floors from Use Class A2 (financial and professional services) to Use Class D1 (education and training)
Drawing Nos: LXA-43FAC: 001; 002; 100; Planning Statement ref: 12644 dated 10/07/2017; Transport Statement ref: 12664 dated 29/08/2017.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: LXA-43FAC: 001; 002; 100; Planning Statement ref: 12644 dated 10/07/2017; Transport Statement ref: 12664 dated 29/08/2017.

Reason:

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

- 3 Notwithstanding the provisions of Class D1 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 first floor of the premises shall only be used for education and training (Class D1).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining immediate area in accordance with the policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 No external alterations are proposed and as a result there would be no harm to the appearance of the host building, the street scene or wider conservation area. The proposal would result in a loss of 211sqm of A2 space, as this would not impact on the number of A1 units within the neighbourhood centre, the proposal would not cause harm to the ongoing vitality and vibrancy of the area.

The proposed use of the ground floor and basement unit would be occupied by the Fine Arts College (Use D1) which occupies the building to the rear of the site and recently No. 51 England's Lane. This nature of D1 use is considered to be an acceptable use within the neighbourhood centre. The application does not involve expansion of the number of students and staff. The frontage of the unit will be used to display work of the student's, therefore still providing an active frontage within the unit and wider street scene.

There would be access between the proposed expanded space and the Fine Arts College as well as use of the entrance at the front of the unit. This, in conjunction with no expansion of staff and students would result in no increased footfall along England's Lane. The Council's Transport Department raised no objections to the development.

No comments have been received on the proposal prior to making this decision. The application site's planning history and relevant appeal decision were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies E1, A1, D1, D2, and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

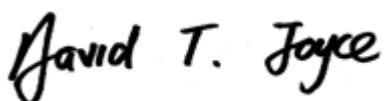
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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