

Miss Miree Kwon
Douglas and King Architects
Back Building
148-150 Curtain Road
London
EC2A 3AR

Application Ref: **2017/5690/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

7 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
124 Camden High Street
London
NW1 0LU

Proposal:
Change of use of first and second floors from retail (Use class A1) to office (Use class B1).
Creation of new ground floor rear entrance for office use.

Drawing Nos: Site location plan, (CAM124_EX) 100revB, 101revB, 102revB, 200revB, 201revB, 202revB, 301revB, 400revB, (CAM124_GA_) 100revB, 101revB, 102revB, 200revB, 201revB, 202revB, 301revB, 400revB, 401revB, Design and Access Statement revB, Planning Statement.

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 policies D1 and D2 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:

Site location plan, (CAM124_EX) 100revB, 101revB, 102revB, 200revB, 201revB, 202revB, 301revB, 400revB, (CAM124_GA_) 100revB, 101revB, 102revB, 200revB, 201revB, 202revB, 301revB, 400revB, 401revB.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal results in a loss of 150sqm of ancillary (back of house) retail (Use Class A1) space at first and second floor levels. The proposed change of use of the upper floors of the application site from ancillary retail space (Use Class A1) to self-contained office space (Use Class B1(a)) is acceptable as it is considered to be a suitable location for business use in accordance with policy E2. The application site has a highly accessible in a Town Centre Location and is considered a suitable location for business use in principle. The proposal will not result in the change of use of the ground floor and will not therefore affect the provision and function of the retail offer within the Town Centre in accordance with policy TC2. There is storage space at the rear of the existing retail unit at ground floor level and the upper floors are not used for storage for the retail unit. The upper floors are underused and have been completely vacant for over two years. The proposed change of use will not will not affect the long term viability of the retail use.

The proposed external changes to the building would be located at the rear to accommodate a new entrance with canopy for the office users. The proposals would not harm the character and appearance of the application building or the surrounding Camden Town Conservation Area. There would be no changes to the front facade.

There would be no impact to the amenity of nearby residential occupiers.

No objections have been raised in relation to the proposal. 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 and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under S.72 of the Planning (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 E2, A1, D1, D2, TC1, TC2 and TC4 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 2012.

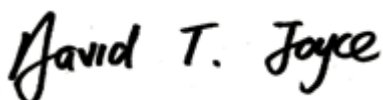
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning