

Miss Rehab Sofan  
108-110 Judd Street  
London  
WC1H 9PX

Application Ref: **2017/6556/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

13 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**108-110 Judd Street**  
**London**  
**WC1H 9PX**

Proposal: Change of use from A2 to Sui Generis (Beauty Salon and Aesthetics Clinic).

Drawing Nos: 01, 108 00L 201 Rev.A, 108 00L 202 Rev.A and site location plan.

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: 01, 108 00L 201 Rev.A, 108 00L 202 Rev.A and site



location plan.

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

- 3 The use hereby permitted shall not be carried out outside the following times 9am-9pm Mondays to Thursdays, 8am-9pm Fridays to Saturdays and 10am-6pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed development includes the change of use to a ground floor and basement unit and would not include any external alterations. The proposal is for a beauty salon and aesthetics clinic which is defined as Sui Generis according to case law.

The application unit is situated within a Central London Area but is not located within a neighbourhood area. The loss of the A2 floorspace is not objectionable in policy terms and it is not considered that there would be a resulting over concentration of similar uses. Overall the proposed beauty salon and aesthetics clinic is considered to maintain and enhance the viability and vitality of the designated Centre in accordance with policy TC2 and TC4.

The proposed business hours are considered acceptable. A condition relating to restrictions to levels of amplified music has been attached. As no external changes are proposed it is not considered that the proposal would result in any detrimental impact upon the residential amenities of local residents.

Due to the satisfactory existing servicing arrangements, the proposed change is unlikely to result in disruption in this regard. The application site features a high PTAL level and is located within a Central London Area and as such there would be no anticipated transport implications as a result of the change of use. Due to the scale and type of the development, cycle parking provision is not considered to be objectionable in this instance.

2 comments were received in relation to the proposed development and were not

considered to be relevant planning considerations. The site's planning history has been taken into account when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, A4, TC2, TC4 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

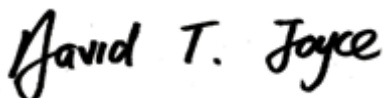
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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