

Application ref: 2017/4823/P  
Contact: Fiona Davies  
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Date: 22 February 2018

**Development Management**  
Regeneration and Planning  
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AURAA LTD  
1A Chalk Farm Parade  
Adelaide Road  
London  
NW3 2BN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Workshop and Premises at Ground Floor**  
**67 Belsize Lane**  
**London**  
**NW3 5AU**

Proposal:

Change of use of ground floor to form part workshop (Use class D1) and part flexible workshop (Use class D1) and office (Use class B1), along with associated elevational alterations and erection of rear extension

Drawing Nos: 1736\_EX\_001, 1736\_EX\_002, 1736\_EX\_100, 1736\_EX\_200, 1736\_EX\_300, 1736\_EX\_010, 1736\_PA\_010 Rev B, 1736\_PA\_100 Rev B, 1736\_PA\_200 Rev A, 1736\_PA\_300 Rev A, Design and Access statement dated 25 Aug 2017 and Additional Information dated 18 Dec 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 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:

1736\_EX\_001, 1736\_EX\_002, 1736\_EX\_100, 1736\_EX\_200, 1736\_EX\_300, 1736\_EX\_010, 1736\_PA\_010 Rev B, 1736\_PA\_100 Rev B, 1736\_PA\_200 Rev A, 1736\_PA\_300 Rev A, Design and Access statement dated 25 Aug 2017 and Additional Information dated 18 Dec 2017.

Reason:

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

- 4 The windows to the rear extension hereby approved shall be constructed using only obscured glazing, fixed shut and so maintained.

To safeguard the residential amenity of occupiers of nearby properties in accordance with the requirements policy A1 of the London Borough of Camden Local Plan 2017.

- 5 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 premises shall only be used as a community educational facility and for no other purpose within Class D1.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.  
Permission is sought for change of use of the ground floor from existing workshop (Use class D1) to form part workshop (Use class D1) and part flexible workshop (Use class D1) and office (Use class B1), along with associated elevational alterations to the front façade and erection of a rear extension to this two storey late Victorian coach house within the Belsize Park Conservation Area, which currently comprises a residential unit over the first floor, and D1 workshop space to the ground floor. The ground floor currently functions as a sewing studio catering for children, families and adults with classes throughout the day and after school. The proposal seeks to retain part of the existing teaching area for the current

purpose c. 29.8 sqm, and introducing a flexible business office with D1 use to the remaining area c.44.8sqm, as a way to ensure the viability and future success of the existing (D1 use) non-profit organisation, Little Hands Design sewing school. Alongside children's classes, there are free weekly classes provided for refugee groups housed in the local area. Whilst Council policy is to resist the loss of D1, this proposal is considered acceptable given it will retain part of the ground floor as D1 but only change a section of this unit to a flexible D1/B1 use, whilst enabling the existing D1 function to continue in operation. In terms of planning history the ground floor premises were converted in 1996 from B1 offices to D1 use and there is ancillary office already to the rear of the unit. Thus the proposed flexible use is considered appropriate to the context. The design and layout of the interior as proposed will provide a flexible working environment with internal access between the two sections at ground floor. It is envisaged that the office space will be let to a creative organisation that will be compatible with and enhance and accommodate the activities of the sewing school, offering a shared benefit that extends to the community and surrounding street.

The new dedicated street entrance will serve the flexible use D1/B1 section of the ground floor premises. The windows to the front elevation will be extended in height to street level to match the height of the new entrance doorway proposed which similarly will replace an existing window, to ensure coherence and balance to the front facade. It is considered that the proposed changes to the front elevation fenestration will harmonise with the proportions and character of the existing building and surrounding Conservation Area. Furthermore the proposed single storey rear extension to infill the small yard to the rear of the site is considered acceptable by way of design and materials and modest in scale at 8.7sqm, with no adverse harm to the character of the host building or wider Conservation Area. It will be of brick to match the existing with a rooflight to bring light into the unit. 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 2013. 1no. objection have been received prior to making this decision from the neighbouring property at 32 Belsize Park. The rear boundary of the application site overlooks this property. However it is not considered that this proposal would cause any adverse impact with regard to the residential amenity of adjoining occupiers with regard to privacy, overlooking, light spillage or sense of overbearing effect due to the obscure glazing proposed and secured by condition. The site's planning history has been taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, C2, D1, D2, E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy 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

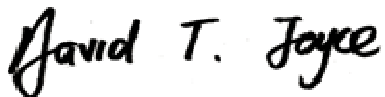
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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