

Application ref: 2018/0142/P  
Contact: Alyce Keen  
Tel: 020 7974  
Date: 8 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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[www.camden.gov.uk](http://www.camden.gov.uk)

Mr Curtin  
50A Leigham Vale  
Streatham  
London  
SW16 2JQ UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**245 Camden High Street**  
**LONDON**  
**NW1 7BU**

Proposal: Part change of use of rear section of ground floor from retail (Class A1) to a tattoo parlour (Class Sui Generis).

Drawing Nos: 17003-PL-200

The Council has considered your application and decided to grant permission subject to the following conditions:

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: 17003-PL-200

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

## Informatives:

### 1 Reasons for granting permission.

The proposal relates to the rear portion (20sqm) of the ground floor unit only and involves the change of use from retail to a new tattoo parlour. The front portion (132sqm) of 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 Camden town centre. As the proposal would not result in the loss of a retail unit at the street frontage of ground floor it is considered acceptable in land use terms. The space is currently only used for storage of the retail unit 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 the rear of 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.

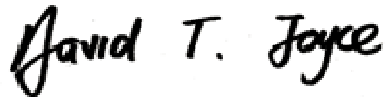
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning