

Application ref: 2018/1340/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 24 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Mr Nicholas Whybrow
57 Sheepshead Hill
Great Cornard
Sudbury
CO10 0LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Unit 22 Cheriton
Queen's Crescent
London
NW5 4EZ**

Proposal:

Change of use from retail (A1) to tattoo studio (Sui generis)

Drawing Nos: Site Location Plan, 01(Rev. A)

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: Site Location Plan, 01 (Rev.A)

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

The application seeks conversion of 49 sq. m of retail space and a further 49 sq. m of ancillary retail space (A1) to a tattoo studio (Sui generis).

The site is located within the Queen's Crescent neighbourhood centre. The unit is currently vacant and is located within a shopping precinct off the main highway and with limited footfall. Of the six ground floor units, only three appear to be in active retail use. Those in retail use are located on or close to the ends of rows closest to the street, while this site is in the centre. A range of other local retail uses, including convenience shopping, are available within 100m. As such, the loss of A1 retail space at this site is considered acceptable.

The use of the premises as a tattoo studio would not be materially different to the last A1 use (as a hair salon) in terms of its contribution to the function, character and success of the neighbourhood centre, or its impacts on the amenity of neighbouring residents (including noise and artificial light pollution).

No objections were received in response to the consultation. Two letters of support were received. The planning history of the site has been taken into account in making this decision.

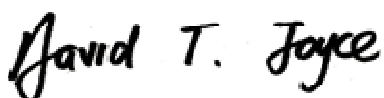
As such, the conversion of the unit to a tattoo studio (Sui generis) is in accordance with policies TC2 and A1 of the London Borough of Camden Local Plan 2017. It is also in general accordance with the London Plan 2016 and National Planning Policy Framework 2012.

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