

Application ref: 2018/2657/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 23 August 2018

Development Management
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Mr David Toothill
Ludham,
Garages,
Lismore Circus
London NW5 4SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ludham
Lismore Circus
London
NW5 4SF

Proposal: Change of use of north-west part of underground car park (Class C3) to provide additional floorspace to existing training centre (Class D1) plus external alterations to entrance.

Drawing Nos: A 01 01 (location/block plan); A 01 09 (existing plan: derelict garages); A 01 10 Rev A (proposed canteen plan); A 01 15 (revised proposed elevations); A 01 11 Rev C (existing and proposed upper terrace plan); A 03 01 Rev C (long site sections: existing and proposed); A 07 01 (views 1); A 07 02 (views 2); A 07 03 (views 3); A 07 04 (views 4); A 07 05 (views 5 (revised)).

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 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 [A 01 01 (location/block plan); A 01 09 (existing plan: derelict garages); A 01 10 Rev A (proposed canteen plan); A 01 15 (revised proposed elevations); A 01 11 Rev C (existing and proposed upper terrace plan); A 03 01 Rev C (long site sections: existing and proposed); A 07 01 (views 1); A 07 02 (views 2); A 07 03 (views 3); A 07 04 (views 4); A 07 05 (views 5 (revised))]

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

- 4 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 training centre and for no other purposes 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 and traffic congestion in accordance with policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted shall not be carried out outside the following times- 0900 to 1700 hours Mondays to Fridays and 0900 to 1600 hours on Saturdays.

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

- 6 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

- 8 Prior to commencement, details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

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 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 Reasons for granting permission.

The proposal would follow implemented permission 2013/5800/P, seeking the change of use of the remaining western part of the underground car park (Class C3) to provide additional floorspace for the previous training centre occupying the site (Class D1). External alterations would include the facade entrance alongside the vehicular ramp.

Although this part of the underground car park has been unused for a significant period of time, the lawful use remains as Class C3 (Residential). Whilst the proposed loss of this residential floor space is contrary to policy H3, the underground car park is clearly not suitable for the provision of any habitable housing accommodation of a standard that this policy seeks to protect, and its loss is therefore acceptable in this regard.

Turning to consider the proposed use, the basement area would provide additional

floorspace for the current occupier, the London School of Mosaic.

Given the basement location, the constraints of the internal space and the context of the surrounding residential uses, the site is unlikely to be suitable for other uses such as residential accommodation or other business uses. Consequently enlarging the D1 floorspace provides an ongoing opportunity to occupy space which may not otherwise be utilised, as well as continue to support local education use.

In terms of noise and disturbance, operating hours attached to permission 2013/5800/P shall again be attached, to ensure amenity is safeguarded at these times. The nature and location of external works would not result in detrimental harm to neighbouring amenity levels.

Given the nature of elevational works proposed, location and extent, the proposal would appropriately relate to the character and appearance of the main building. Details of an extract / plant unit shall be secured to ensure its location upon the façade.

It is considered that the proposal would not result in the displacement of vehicles onto on-street parking spaces, thereby not causing additional parking 'stress' in an already 'stressed' area.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

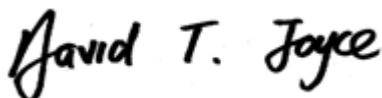
Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies G1, H3, E1, A1 and D1 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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