

Application ref: 2018/3978/P  
Contact: Kate Henry  
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Date: 15 October 2018

**Development Management**  
Regeneration and Planning  
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Matter of Stuff  
Flat 3, Reighton Road  
London  
E58SQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**5 Fenman House  
Lewis Cubitt Walk  
London  
N1C 4DF**

Proposal: Temporary change of use of ground floor unit from retail (Class A1) to mixed use (Sui Generis) of gallery / exhibition space / popup shop

Drawing Nos: Site Location Plan; 1817-GA-401\_A; 1817-GA-402; 1817-GA-403; 1817-GA-001\_C; 249-MAK-LP-SK-001 Rev. A; Unnumbered drawing - Existing floor 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 use hereby permitted is for a temporary period only and shall cease on or before 4 months from the date of this permission at which time the premises shall revert to its former lawful use of Class A1.

Reason: In order that the long term use of the unit may be properly considered in light of the original permission for the wider site and in accordance with Policies G1 and A1 of the Camden Local Plan 2017

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1817-GA-401\_A; 1817-GA-402; 1817-GA-403; 1817-GA-001\_C; 249-MAK-LP-SK-001 Rev. A; Unnumbered drawing - Existing floor plan.

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

- 3 No sounds from the use hereby permitted shall be played on the premises in such a way as to be audible at or within any residential/ noise sensitive premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting

This application seeks a temporary change of use of the ground floor unit from retail to a mixed use of gallery / exhibition space and popup shop. The application proposes no changes to the external appearance of the building. Internally, a temporary partition will be installed to create a storage space, and a lightweight hanging system will be installed throughout the main space made of wooden dowels connected to a false ceiling. It is envisaged that the exhibition will be on display for a maximum of 3 months.

The use of the space as described is considered to be appropriate to the area and it is not considered that the proposed change of use would cause harm to the residential amenities of neighbouring and nearby occupiers.

The proposal does not raise any transport concerns; it is considered that the cycle parking requirements would not be dissimilar to those already provided for the approved Class A1 retail use. The application site is in a sustainable location for visitors.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies G1, C3, C5, C6, E2, A1, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2018.

- 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).

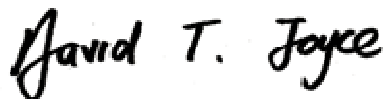
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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