

Application ref: 2018/0107/P
Contact: Jaspreet Chana
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Date: 9 November 2018

Development Management
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NARTS Planning Department
53 Stoke Newington High Street
London
N16 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**82 Camden High Street
London
NW1 0LT**

Proposal:

Change of use of existing ground floor unit from retail (Class A1) to mixed A1 (retail), A3 (cafe) and A4 (bar) Sui Generis use.

Drawing Nos: Site location and block plan, TS 01, A-A Section, Proposed ground floor (retail display units)

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 and block plan, TS 01, A-A Section, Proposed ground floor (retail display units).

Reason:

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

- 3 A display of goods for sale (excluding food and drink) shall be maintained at ground floor level at all times occupying a window area of not less than 1 square metre and wall areas totalling not less than 25 square metres.

Reason - to maintain the character and retail function of the town centre in accordance with Policy TC2 of the Camden Local Plan 2017.

- 4 The use hereby permitted shall be in operation only for the hours of 09:00am - 10:30pm Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed change of use would result in the basement and ground floor area of the existing unit being converted from A1 (Retail) to mixed A1 (retail), A3 (cafe) and A4 (bar) Sui-Generis use with associated internal works. The current application does not relate to any external works to the front façade of the property which have been submitted as part of a separate application (ref.2018/2686/P). After conducting a site visit (19/04/18) at the above property it was evident that works had commenced to implement the proposed use.

The occupied ground floor units along Camden High Street are characterised by retail, cafes, restaurants, bars and office uses. The aim of the proposed use is to sell musical instruments, provide a music tuition service and selling of hot and cold drinks including alcoholic cocktails and snacks such as sandwiches and pastries. The proposed mixed use of A1, A3 and A4 is considered to make a positive contribution to the high street and would offer a diverse use that is considered appropriate for this location as it would maintain the character, retail function, vitality and viability of the high street and the wider area. The proposal would therefore be in accordance with policies TC2 and TC4 of the Camden Local Plan 2017.

The internal changes would involve a new coffee/drinks counter to the front with seating, a ramp up towards more seating with wall mounted retail display units; and a kitchen with a W/C to the rear. There would also be stairs leading down to the basement which would occupy a stock room, office and storage area. These changes would all be minor internal alterations changes and are considered acceptable. A new shopfront is shown as part of this application which is proposed also as part of a subsequent application ref.2018/2686/P and is therefore not part of this application.

It is considered that no detrimental impact would be had on any neighbouring amenities with regard to noise and odour. The site would not be serving hot

food which is cooked on site but would be providing food which is warmed up in an oven and microwave, ensuring Therefore no cooking odour or extracted fumes would arise.

The submitted noise report states that the primary noise source is entertainment noise, the management will make sure that excessive noise is not produced and therefore the commercial activity will not have any adverse impact on the residential properties above the site. Therefore, it is considered the proposed development would not have an adverse impact on the amenities of the neighbouring properties. The sites hours of operation would be controlled by condition.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies TC2, TC4, D1, D2 and A1 of the Camden Local Plan, as well as the London Plan 2016 and the NPPF 2018.

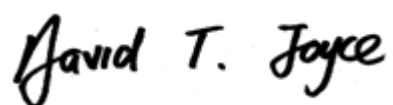
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The development hereby permitted shall operate as a hybrid Sui Generis use for the sale of musical instruments and other music-related goods, the sale of drinks and snacks and the provision of musical tuition. Any proposal to alter the components of the hybrid use or remove the A1 element would require planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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