

Application ref: 2018/3790/P  
Contact: Sofie Fieldsend  
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Date: 26 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5-7 Buck Street**  
**London**  
**NW1 8NJ**

Proposal:  
Temporary change of use from sui generis (auction house) to B1 use until 31st December 2024 (retrospective).  
Drawing Nos: 100 Rev.A, 101, 102, 103m 104 Rev.4, 105 Rev.A, 106, 107, 108, 109, site location plan, Sheffield Cycle Rack Elevation 01 and Travel Plan Statement by TFL (dated October 2018)

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:

100 Rev.A, 101, 102, 103m 104 Rev.4, 105 Rev.A, 106, 107, 108, 109, site location plan, Sheffield Cycle Rack Elevation 01 and Travel Plan Statement by TFL (dated October 2018).

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

Reason:

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

- 3 A minimum of 18 secure cycle parking spaces for staff and visitors as shown on approved plan no.109 Rev.4 shall be installed within 3months of this permission and thereafter be retained and maintained for their designated use.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2.

Informative(s):

- 1 Reasons for granting permission.

This application is retrospective for a temporary change of use of the entire building from sui generis (auction house) to B1 use until 31st December 2024. Sui generis is not a protected use class and its loss is not considered to affect the character, function, vitality and viability of the area. The site is located in a business improvement district and in Camden Town Centre which are suitable for B1 use. A temporary change of use is sought as the site is due to be demolished to facilitate the Camden Town Station Capacity Upgrade works (CTSCU). It is currently expected that it will be demolished in 2021, however to factor in the possibility of delays permission is sought until 2024. Policy supports the creation of businesses of all sizes and the development is estimated to create 83 jobs. The site's scale and location are considered appropriate for B1 use in line with policy E1 and E2.

No external works are proposed to the building, as such there will be no impact on adjoining occupiers with respect to loss of sunlight, daylight, privacy or outlook. It is not considered to impact the character and appearance of the host property, streetscene or wider area.

Revised plans were received to include 18 cycle spaces in the front courtyard, highways officers have reviewed this information and concluded that the proposed 'Broxap' Sheffield cycle racks are acceptable and the number of spaces complies with the London Plan.

A Travel Plan Statement was submitted and prepared in accordance with TfL guidance. This is acceptable as permission would be for a temporary period and the site is located in close proximity to Camden Town underground station and various bus stops on Bayham Street, Camden High Street, Camden Road, Camden Street, Kentish Town Road and Parkway. The site has a PTAL rating

of 6b (excellent) and provides 18 onsite cycle parking spaces. The council's highways officers have considered the proposal and raised no objections.

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.

As such, the proposed development is in general accordance with policies A1, D1, T1, T2, TC4, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

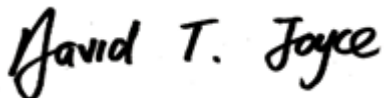
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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



David Joyce  
Director of Regeneration and Planning