

Application ref: 2018/2041/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 10 December 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

allen planning ltd
The Old Fire Station EC
Salt Lane
Salisbury
SP1 1DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
81 Haverstock Hill
London
NW3 4SL

Proposal: Change of use of basement from Class A1 (retail) to Class D2 (yoga studio)

Drawing Nos: 000, 001, 002, 003, 004, 005, 006 and planning design and access statement.

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: 000, 001, 002, 003, 004, 005, 006 and planning design and access statement.

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC3 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted shall not be carried out outside the following times 07:00 to 21:00 Mondays to Fridays, 08:00 to 18:00 Saturdays and 08:00 to 16:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC3 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the provisions of Class D2 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 basement and ground floors shall only be used for a Yoga Studio, and for no other purpose within Class D2.

Reason: To ensure that the future occupation of the building does not reduce its employment generating potential or adversely affect the adjoining premises or immediate area by reason of noise, traffic congestion and excessive on-street parking pressure, in accordance with policies G1, A1, A4, E1, E2, C2, C3 and T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the change of use of an existing lower ground A1 (Retail) space which along with the ground floor was being used as a legal café up until 2016 (no history of any planning permission being granted for this use can be found); to a yoga/pilates studio (Class D2). No new floorspace would be generated as part of the proposal, nor would there be any external changes to the building or the surrounding landscaping. The current ground floor and lower ground floor has been vacant for over 2 years, so therefore adding a new D2 use within the lower ground floor would help revive the subject site and make it more desirable for use. The yoga studio is considered an appropriate local centre use, and would help support the viability and vitality of the area. Given that the ground floor of the site would still be in

retail use which can be occupied by a retail business in the future would mean that the proposal for just the lower ground floor would not result in a total loss of shopping provision.

The size and nature of the D2 leisure use would be compatible with neighbouring uses, including neighbouring retail and residential units, subject to restrictions on hours of operation and noise levels which are secured by condition. It would not generate any significant traffic or pedestrian movements.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two objections have been received which would be addressed within the attached consultation summary.

As such, the proposed development would not impact the character or appearance of the Eton Conservation Area and would be in general accordance with the London Plan 2016 and the National Planning Policy Framework 2018.

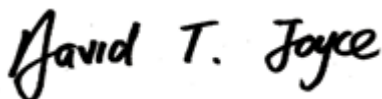
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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