

Application ref: 2019/0441/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 17 April 2019

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

Mr Jesse Singleton
7 Manger Road
London
N7 9TG
U.K.

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
270 A Kentish Town Road
1st and 2nd floors
London
NW5 2AA

Proposal: Change of use of commercial unit at 1st and 2nd floor levels to create a tattoo studio (Sui Generis Class use)

Drawing Nos: Site location plan; Change of use planning application cover letter dated 22 January 2019; Drawing No. 1 of 1; Proposed drawings; Estate Agent email dated 10/04/2019.

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 plan; Change of use planning application cover letter dated 22 January 2019; Drawing No. 1 of 1; Proposed drawings; Estate Agent email dated 10/04/2019.

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

- 3 The use hereby permitted shall not be carried out outside the following times 09:00 - 19:00 Mondays to Saturdays and 10:00 - 17:00 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 G1, CC1, D1, A1, A4 and TC4 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 G1, CC1, A1, TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks a change of use of the 1st and 2nd floor premises at no. 270 A Kentish Town Road to create a Tattoo Studio. The current application does not include any internal nor external alterations to the premises. The unit has been used as ancillary storage for a D1 medical use for several years but is now vacant. The site lies within Kentish Town Centre and the entrance into the premises sits within the primary frontage. As the only ground floor element of the site is the door into the premises, the policy requirements and CPG Town Centres for the sites part of primary frontage of a centre, would not apply in this instance as the works would not alter the proportion of uses along the protected frontage. Notwithstanding this, the proposed use would remain suitable/compatible for this town centre location.

In relation to the existing use, the information provided by the applicant shows that the premises have been used mainly as ancillary space (storage) for a D1 use located off site. VOA records would confirm that business rates have been paid on this basis since at least 2010. In addition there are numerous dentistry units in vicinity to the application site, one located at no. 333 Kentish Town Road, in close proximity to the site. The application site has an overall floor area of 43sqm, accessed via steps from the street. The usability of the space given its small floor area and restricted access would be unsuitable for a potential alternative D1 use. As such, it is considered that the loss of D1 use would be acceptable in this instance. It is considered that due to the existing floor space constraints, the proposed tattoo studio would be suitable in this location. The proposed opening times would be secured by condition and would ensure that no harm to the neighbouring amenity would be caused due

to the proposed use.

No objections were received prior 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, G1, CC1, A4 and TC4 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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 2019.

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, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer