

Application ref: 2019/1982/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 14 June 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

RPS Group
140 London Wall
London
EC2Y 5DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Parker Street
London
WC2B 5PH

Proposal:
Change of use of ground floor and basement from retail (Class A1) to office (Class B1).

Drawing Nos: 0727-0580; 0727-0581; 18834-GF B1 Rev A; 18834-LGF B1 Rev A.

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:
0727-0580; 0727-0581; 18834-GF B1 Rev A; 18834-LGF B1 Rev A.

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

Informative(s):

1 Reasons for granting permission.

This application is for the change of use of the basement and ground floor level from retail (Class A1) to office (Class B1a).

The application site is located in the Central London Area and is not within a designated Core Frontage. The Council's primary objective here is to ensure that new developments do not harm the character, function, vitality and viability of the centre, particularly its shopping function.

Policy TC3 states that the Council will only grant planning permission for loss of a shop outside designated centres provided: alternative provision is available within 5-10 minutes' walking distance; there is clear evidence that the current use is not viable; and within the Central London Area, the development positively contributes to local character, function, viability and amenity.

The proposal would result in the loss of a retail unit to provide office accommodation. There is an abundance of alternative provision in the nearby centres of Holborn and Covent Garden. Furthermore, these areas not only offer a wide variety of shop types for the visiting shopper but also contain essential convenience shops and services for the resident population. In addition, despite marketing the retail unit since August 2018 there has been no interest in occupying the site from A1 users. The proposed use is considered to contribute positively to the character by being a specialist collectors'/investors' service which is typical of central London and has been established in the area for decades. It will also bring back into use premises that have been vacant for over 14 months. The use will operate during normal business hours and therefore will not adversely impact on the amenity of the local area.

It is not considered that the proposal would cause undue harm to the residential amenities of nearby and neighbouring properties. It is not considered that allowing the change of use of the application premises would cause harm to any nearby residential properties.

No objections were received in relation to this proposal. The sites' planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 A1 and TC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer