

Application ref: 2019/2065/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 5 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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YB ARCHITECTS
38 Guildford Grove
London
SE10 8JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
108-112 Parkway
London
NW1 7AN

Proposal:
Change of use of restaurant (A3) at ground floor and basement level to office use (B1).
Drawing Nos: 16070/02, 16070/01, 16070/001, Design and Access statement dated
April 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: 16070/02, 16070/01, 16070/001, Design and Access statement dated April 2019.

Reason:

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

Informative(s):

1 Reasons for granting permission.

The application site is located within a sensitive frontage on the edge of the Camden Town Centre Area. The Council's Supplementary Guidance Document, CPG Town centres and retail, describes sensitive frontages as: Streets on the edge of the town centre with commercial activities on the ground floor and homes above, and town centre frontages that are opposite frontages that contain significant amounts of housing. Furthermore, Appendix 4 of the Camden Local Plan indicates that, unlike primary and secondary frontages, there is no minimum A1 retail requirement within sensitive town centre frontages. A maximum of 30% of premises in each sensitive frontage may be food, drink and entertainment (FDE) uses.

Given the above, the proposed change of use of the existing ground and basement floors from restaurant (Use Class A3) to office space (Use Class B1) is considered acceptable given the context of the site (sensitive frontage). The loss of the existing restaurant is not considered to cause harm to the vitality of the area, particularly given the prevalence of food, drink and entertainment uses elsewhere along Parkway and the aims of the Local Plan to restrict the over-provision of FDE uses. The proposed office use is considered appropriate for the site as it would provide additional office space for the fashion company that currently occupy No.112 and the first and second floors of No.108, ensuring they can remain and expand in the borough rather than seek alternative accommodation.

No external alterations are proposed as part of the change of use and thus no harm would be caused to the character and appearance of the host building and wider conservation area. Any proposal to install new signage on the front elevation would require advertisement consent.

The proposed change of use of the ground and basement floors to office space would not cause harm to the amenity of any nearby residents in terms of increased noise and disturbance, particularly as the upper floors of No.108 are already in office use.

The planning history of the site has been taken into account when coming to this decision. Two comments / objections were received and duly considered prior to making 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 D1, D2, A1 and A4, of the London Borough of Camden Local Plan (2017), the London Plan (2016) and the NPPF (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 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.
- 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.

- 6 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.
- 7 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by

Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer