

Application ref: 2019/2318/P
Contact: Sofie Fieldsend
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Date: 11 July 2019

Development Management
Regeneration and Planning
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Monmouth Planning
38a Monmouth Street
London
WC2H 9E
GB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

55 B Camden Street
London
NW1 0HG

Proposal:

Temporary change of use of the basement from storage unit (B8) to an escape room (Sui Generis) for 12 months

Drawing Nos: 01; 02; 03; 04; site location plan; proposed cycle parking; Acoustic Design Review Report 19030.ADR.01 by KP Acoustics dated 25/04/2019 and Operation Management Plan 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 use as an escape room hereby permitted shall be for a temporary period of twelve months from the date of this permission. At the end of this period the site shall revert to a storage unit.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

01; 02; 03; 04; site location plan; proposed cycle parking; Acoustic Design Review Report 19030.ADR.01 by KP Acoustics dated 25/04/2019 and Operation Management Plan dated April 2019.

Reason:

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

- 3 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the ceiling separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within the noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of adjacent noise sensitive premises is not adversely affected by noise

- 4 The use hereby permitted shall not be carried out outside the following times 10:00 to 23:00 Mondays to Saturdays and no time 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 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Neither music nor loud voices emitted from the commercial use of the development shall be audible at any residential/ noise sensitive premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the occupation of the site details of a Operational Management Plan for the proposed use shall be submitted to and approved in writing by the local planning authority. The plan will demonstrate how customers arriving and vacating the premises each day will be managed and levels of noise emanating from the site mitigated.

The development shall be undertaken in accordance with the approved Operational Management Plan thereafter.

Reason: To safeguard the amenities of neighbouring residents and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 7 The approved secure cycle parking shall be provided in its entirety prior to the first use of the escape room, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the temporary change of use of the basement from a storage unit (B8) to an escape rooms (Sui Generis). The site at present is considered unsuitable for continued storage and warehousing use given its size and poor means of access. It is also noted it is not within a town centre. Therefore, the loss of B8 space in this location is considered acceptable. Temporary planning permission was previously granted in 2017 under planning ref. 2016/6442/P, it has not been implemented but has not yet expired. No external alterations apart from cycle parking are proposed, therefore it is not considered to harm the character and appearance of the host property or wider area.

While the number of visitors will be relatively low and noise from the use will be largely isolated owing to its basement location not all impacts of this relatively new use are known and there is some potential for the use to create disturbance. To ensure the development does not cause harm to the amenity of neighbouring residents a trial run of 12 months is proposed in order to assess the effect of the development on the area. Conditions are attached requiring soundproofing between the basement unit and the residential unit above and restricting noise to ensure the use would not create noise and disturbance to the neighbouring occupiers.

The applicant has submitted a draft Operational Management Plan addressing; arriving at/leaving the premises and control of sound. The proposed mitigation strategies in place to mitigate potential noise disturbances are considered acceptable and appropriate in this context. The application proposes the following opening hours: Monday - Sunday and Bank Holidays 10.00 to 23.00. Environmental health officers raised an objection to operation on Sundays given its predominantly residential location. Opening hours have been conditioned and restricted to Monday-Saturday 10:00 to 23:00 and no operations on Sundays or Bank Holidays. An operational management plan will also be conditioned. Given the conditions attached the development is not considered to cause material harm to the amenity of neighbouring residents.

2 Sheffield stands are proposed to provide 4 secure cycle parking spaces for staff and customers in the front forecourt. Highways officers were satisfied with the arrangement and their installation will be secured by condition.

The development is not required to be secured as car free in this instance as this is already covered by business parking permits which only issue permits if

there is a clear business justification for it.

As such, the proposed development is in general accordance with policies A1, D1, E2 and T1 of the Camden Local Plan 2017, 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 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.
- 5 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.
- 6 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer