

Application ref: 2019/0922/P
Contact: John Diver
Tel: 020 7974 6368
Date: 3 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Discount Plans LTD
9 Cheapside
North Circular road
London
N13 5ED
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Raydon Street
London
N19 5BU

Proposal:
Change of use of ground floor unit from a retail use (Class A1) to a beauty salon (Class Sui Generis). No external alterations.

Drawing Nos: DPL.01, DPL.02, DPL.03, DPL.04, DPL.05, DPL.06; Design and Access Statement; Email of marketing history dated 03/06/19; Property marketing particulars received 03/06/19

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: DPL.01, DPL.02, DPL.03, DPL.04, DPL.05, DPL.06; Design and Access Statement.

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 07:00 - 22:00pm Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, A4 and TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use would result in the loss of a retail use from within the site. Such a loss would be considered unacceptable in accordance with policy TC2/3, unless it was demonstrated that the unit is not viable for retail purposes and that alternative provision can be found with a 5-10min walk.

In this instance, the unit was delivered as part of a mixed use development completed in c.2014. Since this point the unit has remained vacant and has yet to have been occupied by any trading venture. In support of the application, evidence of an unsuccessful marketing campaign has been provided. This evidence confirms that during the ongoing marketing campaign, very limited interest in the unit from retail operators was forthcoming. In addition, there exists a number of other small retail units within a 5min walk, including within the development itself but within other blocks fronting Chester Road and the nearby Chester Road neighbourhood centre. On this basis it is accepted that the unit remains unviable for retail purposes and its change to a non-retail use is accepted. The change of use would not cause harm to the nearby neighbourhood centre.

The proposed replacement use (beauty salon) would still be a publicly accessible, commercial venture which would serve its local community. It would remain small scale and would not give rise to significant levels of comings and goings or servicing requirements beyond that of the former retail use. It would also allow the unit to be occupied and productive for the first time. No external alterations would be required, meaning there would be no impact in terms of design and appearance (applicant will be reminded of need for advert consent). The use is not one that would give rise to concerns in terms of residential amenity as it would not require heavy servicing or plant equipment, or noisy activities. In order to ensure that the unit is operated at reasonable hours (given proximity to residential units), a condition restricting hours of operation is proposed.

The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the details. Special attention has been paid to the desirability of preserving or

enhancing the character or appearance of the Dartmouth Park 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 G1, D1, A1, A4, TC2 TC3 and T2 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 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.
- 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:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope
Chief Planning Officer