

Application ref: 2019/2365/P
Contact: Elaine Quigley
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Date: 29 July 2019

Development Management
Regeneration and Planning
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Avison Young
65 Gresham Street
London
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EC2V 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
189-191
Camden High Street
London
NW1 7BP

Proposal: Change of use of first and second floor level from financial and professional services (Use Class A2) to offices (Use Class B1a)

Drawing Nos: L(47)004; L(47)005; AMM0443-189 Camden High Street 01 Opt1.dwg; AMM0443-189 Camden High St 02 Opt1.dwg; Planning statement prepared by Avison Young dated 12th 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: L(47)004; L(47)005; AMM0443-189 Camden High

Street 01 Opt1.dwg; AMM0443-189 Camden High St 02 Opt 1. dwg; Planning statement prepared by Avison Young dated 12th April 2019.

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

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 3, Class O (offices to dwellinghouses) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the employment function of the site and ensure that the development does not result in the reduction to existing quantum of office employment space in accordance with the requirements of policies G1, E1 and E2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the first and second floor of the building. The ground floor of the building was in use as a banking hall for Royal Bank of Scotland (RBS) with the upper floors being used as ancillary office (first floor) /storage space (second floor). RBS has vacated the ground floor but intends to occupy the upper floors as self-contained offices. No external alterations are associated with the proposal.

The ground floor of the building would continue to be accessed from the corner of Camden High Street and Parkway. The upper floors of the building would be accessed separated from Parkway. The change of use relates to the upper floors of the building and would not affect the operation of the ground floor retail unit. Consequently it would not result in harm to the character, function, vitality and viability of the Camden Town Centre in line with policy TC2. Policy E1 encourages new office development to the town centres. The provision of 281 sq. m of new office floorspace would be appropriate for this town centre location and would be considered acceptable.

A condition would be attached to remove permitted development rights to ensure that the office space remains and would not result in a reduction to the existing quantum of employment floor space in line with policy E2 of Camden Local Plan 2017.

The use of the upper floors of the building as ancillary office / storage space (A2 use) would have similar functional characteristics to the proposed office use. The proposal would not be considered to result in any harmful disruption for local residents in terms of noise or on residential amenity in terms of daylight, outlook privacy or sense of enclosure.

No cycle parking would be provided as part of the proposal. Given the accessibility of the area in terms of close proximity to various bus routes and

Camden Town tube station and the fact that the proposal relates to the first and second floors of the building it would not be considered necessary to provide additional cycle parking as part of the proposal.

No comments were received prior to making this decision. The planning history of the site has been taken into account when coming to 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies E1, E2, A1, A4, D1, D2, T2 and TC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 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.

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 within a light gray rectangular box.

Daniel Pope
Chief Planning Officer