

Application ref: 2018/6291/P
Contact: Sofie Fieldsend
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Date: 12 September 2019

Development Management
Regeneration and Planning
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Clague Architects
62 Burgate
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CT1 2BH UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

47 Theobald's Road
London
WC1X 8SP

Proposal: Change of use from A2 (Solicitors) to dual use A1/A3 (Retail/cafe) at ground and basement level. Alterations to shopfront to create separate entrance to upper floors.

Drawing Nos: 23507A/10 Rev.B; 23507A/15 Rev.B; 23507A/16 Rev.B; 23507A/17 Rev.B; 23507A/20 Rev.C; 23507A/21 Rev.B and 23507A/22 Rev.C.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

23507A/10 Rev.B; 23507A/15 Rev.B; 23507A/16 Rev.B; 23507A/17 Rev.B;
23507A/20 Rev.C; 23507A/21 Rev.B and 23507A/22 Rev.C.

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

- 4 The use hereby permitted shall not be carried out outside the following times
7am-5pm Mondays to 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, A4 and TC1, TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 5 The proposed A1/A3 unit shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained 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 change of use from financial and professional services (Class A2) to dual use retail/cafe (Class A1/A3) at basement and ground floor level is proposed. By reason of the floorspace of the change of use, that the percentage of sit-in and take-away customers is estimated to be 50/50 and as 40 covers are proposed it is not considered to be A1 but dual A1/A3 as no primary cooking will occur on the site and no extraction equipment is proposed.

This is acceptable in principle as A2 is not a protected use and although it is not located in a primary frontage it is within a Central London Area which has a priority for A1 units in line with Policy TC1. The change of use is acceptable in terms of land use and will create an additional retail unit which is appropriate in a Central London Area. The remaining upper floors will remain in A2 use.

On the shopfront, the fenestration will be altered to provide an additional entrance to allow separate access to the upper floors (A2 use). It is noted that several other properties in close proximity have two entrances in similar locations. The partially frosted glass will be replaced on the shopfront with clear

glass and the existing timber surround will be retained. The proposed shopfront alterations are not considered to impact on the character and appearance of the host building or wider Bloomsbury Conservation Area.

Given the scale, siting and design the shopfront alterations are not considered to have any amenity impacts on the neighbouring properties. The opening hours (7am-5pm Monday-Saturday and closed on Sundays) proposed are appropriate for its use and location. In terms of the change of use, given its central London location and proposed opening hours the new dual use A1/A3 unit is unlikely to result in an unacceptable level of noise or disturbance to nearby residents. Therefore, the proposed change of use is not expected to cause any amenity concerns for residential or commercial neighbours.

Normally to comply with the London Plan, one long stay staff cycle parking space and four short stay spaces would be required. However, highways officers have assessed the scheme and acknowledged that it is a constrained site and it would not be possible to provide this number of cycle spaces within the building. Given the narrow pavement, bus stop in close proximity and abundance of street fixtures nearby it is not possible to provide off site cycle parking nearby either. One long stay space cycle parking space will be provided in the basement lightwell. In this instance the cycle parking is considered acceptable.

No objections were received prior to making this decision. Bloomsbury CAAC raised no objection. The planning history of the site and surrounding area were 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, A4, D1, D2 TC1, TC2, TC4 and TC5 of the London Borough of 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.

- 6 You are reminded if you wish to install extraction equipment in the future that this would require further planning permission.

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



Daniel Pope
Chief Planning Officer