

Application ref: 2019/3097/P  
Contact: Joshua Ogunleye  
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Date: 13 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Avison Young  
65 Gresham Street  
London  
EC2V 7NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**69-71**

**Farringdon Road**

**London**

**EC1M 3JB**

Proposal: The change of use from class A1 (retail) to flexible A1/D1 (retail/wellness centre) at ground and basement level.

Drawing Nos: Site Location Plan, 21/03, 21/04, 21/05, 21/06

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 policy 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 Site Location Plan, 21/03, 21/04, 21/05, 21/06

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

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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

#### Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The proposal is for the change of use of a vacant retail unit at ground and basement level flexible A1/D1 use in the form of a wellness and mindfulness centre. The ground floor would be used for a retail shop and reception area, consultation rooms and a multi-purpose studio for meditation classes and seminars. Meanwhile, the basement level will be used for floatation tanks.

Policy TC3 advises the Council will only grant permission for loss of an A1 unit where an alternative is available within 5-10 minutes walk, where there is evidence that the current use is not viable and where the proposed development contributes positively to the local character, function, viability and amenity. Officers note that the principle of a change of use from an A1 use has already been established. A previous application on the same site granted permission for change of use to a Sui Generis 'Escape Room' (2017/6079/P on 19/01/2018). The previous approval is extant but has not been implemented, and as such forms a material consideration in the determination of the current application.

The unit is part of a parade of commercial units of mixed and varied uses, including at least three A1 units. The unit is currently vacant. The proposed A1/D1 use would incorporate an active frontage as such would contribute to the variety of commercial offer in the area, bringing in visitors and contributing to character and function of the commercial street frontages in the area. Whilst the development will result in the loss of a retail unit, an element of retail function would remain, and the change of use is considered acceptable given that although the property is within Hatton Garden Central Activity Zone, the property lies outside of a primary or

secondary frontage.

Given the nature of the consented business operation it is not considered that unacceptable noise impact would be generated. The proposed use would be considered as having a noise level similar to noise associated with its existing A1 use typical of a town centre area. The units above the site are residential, which is considered acceptable given the road is relatively busy and that a condition has been imposed requiring no music be audible from any adjacent properties.

The site is very accessible with Farringdon Station 4 minutes' walk away and a bus stop outside, therefore there are no concerns in terms of transport implications. No comments have been received following consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

No external changes are proposed and as such there would be no impact on the character and appearance of the building or this part of the conservation area.

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 A1, TC1, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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.
- 4 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