

Application ref: 2019/3608/P
Contact: Sofie Fieldsend
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Date: 11 October 2019

Development Management
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Martin L Grove Solicitors
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden Hive
18 Harben Parade
Finchley Road
London
NW3 6JP

Proposal:

Temporary change of use from retail (Use Class A1) to youth skills and employment centre (Use Class Sui Generis) for a further period of 5 years until 11/10/2024.

Drawing Nos: 200a, 201a, 202, 202a, site location plan, Planning statement (7/10/2019) and additional planning statement dated 3/9/19.

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 shall be carried out in accordance with the following approved plans:

200a, 201a, 202, 202a, site location plan, planning statement (7/10/2019) and additional planning statement dated 3/9/19.

Reason:

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

- 2 The use hereby permitted is for a temporary period only and shall cease on or before 11/10/2024 at which time the premises shall revert to their former lawful use which is A1 (retail).

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1, A1, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not be carried out outside the following times 7:00- 21:00 Mondays to Saturdays and 07:00 - 20:00 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, A4 TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 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, CC1, D1, A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 This permission is personal to the NHS/Camden 'Minding The Gap' project and shall endure for the period of their occupation only. Should the NHS/Camden 'Minding The Gap' project vacate the premises during the temporary period of five years the use shall revert to the lawful use which is A1(Shop).

Reason: In recognition of the special circumstances of the intended occupier and in order that the long term use of the site may be properly considered in accordance with the Camden Local Plan (2017) Policies.

Informative(s):

- 1 Reason for granting permission:

The current proposal seeks an extension to the temporary change of use of land from A1 (retail) to Sui Generis (Youth Skills and Employment Advice Centre). Permission was originally granted for 5 years on 20/2/15 under planning ref. 2014/7224/P until 20/2/20. The premises would continue to be used as a specialist joint venture between Camden Council and the NHS called 'Mind the Gap' aimed at providing professional skills and training, general clinical advice on sexual health, and social enterprise retail experience to young people. The layout would remain unchanged to the previous permission, however the ground floor would be a flexible A1/D1 use to provide additional space during the day for the Royal Free School to use for students with mental health issues as they have outgrown their previous location at the Royal Free Hospital.

Although the proposal would result in the continued loss of A1 unit in a primary retail frontage, within the frontage of 19 units, 15 units are still in A1 use (78.9%) which is above the 75% requirement for A1 units within a primary frontage. Therefore it is considered that as the proposed change of use is considered to be acceptable as the loss would be temporary (5 years) until 01/09/2024, the proportion of A1 uses in the frontage is not critically low, the use would include a flexible retail element at ground floor level, and new community facilities are supported in line with policy C2. This change of permission is personal to the NHS/Camden 'Minding The Gap' project and shall endure for the period of their occupation only and this will be ensured by condition.

No external alterations are proposed in this application. It is therefore not considered to impact on the character and appearance of the host property or surrounding area or have a detrimental impact on the amenity of neighbouring residential properties. As with the previous permission opening hours will be restricted to 7:00- 21:00 Mondays to Saturdays and 07:00 - 20:00 on Sundays and Bank Holidays. A condition will be attached restricting noise to protect neighbouring property's amenity.

Highways officers did not raise any objections the continued operation of the site.

No objections were received. One letter of support from Cllr Pearson was received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, C2, C3, D1, E1, E2, T1, T2, T3, TC1, TC2 and TC4 and of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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.

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