

Application ref: 2019/3833/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 16 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Mr Mark Harris
15 Eton Garages
Lambolle Place
London
NW3 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**142 Gloucester Avenue
London
NW1 8JA**

Proposal:

Change of use of ground floor office unit (Class B1) to retail use (Class A1).

Drawing Nos: Ground floor plan as existing GA/08 A, ground floor plan as proposed GA/08 A, front elevation as proposed GA /09

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: Ground floor plan as existing GA/08 A, ground floor plan as proposed GA/08 A, front elevation as proposed GA /09

Informative(s):

1 Reasons for granting permission.

The current application seeks permission for the change of use of an existing office space (Class B1) to retail use (Class A1). The application site is located within a small parade of ground floor commercial units, comprising a variety of uses including a vets, estate agents and a pub. The property is not located within a protected primary or secondary shopping frontage and is not located within a designated town centre area but is located within a neighbourhood centre. No external alterations are proposed.

Policy E2 of Camden Local Plan states that the Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction that: The site or building is no longer suitable for its existing business use; and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

Officers note that the applicant has not provided evidence to demonstrate that the existing office space is no longer suitable for continued business use. However, given the size of the existing ground floor unit (approx. 14sqm) and its location within an existing retail parade, officers consider the proposed use of the ground floor as retail space to be a more appropriate use for the site in this particular instance. The proposal is therefore not considered to cause unacceptable harm to the stock of existing employment sites and premises in the borough.

Furthermore, Policy TC3 of the Local Plan recognises the important role small shopping and service parades play in complementing the role of larger town and neighbourhood centres, as they help to provide for the day to day needs of the local population, workers and visitors and help provide locally accessible facilities for people with mobility difficulties. As stated above, the application site is located within a neighbourhood centre. The proposed change of use is therefore considered to make a positive contribution to the character and identity of the area to the benefit of the local community, in line with the requirements of Policy TC3.

The proposed change of use is not considered to harm the amenity of any nearby residential occupiers in terms of loss of light, outlook, privacy, noise or disturbance.

No objections were received following statutory consultation. The site's 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, E2 and TC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of 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.
- 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.

- 5 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer