

Application ref: 2019/2129/P  
Contact: Alyce Keen  
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Date: 24 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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1-4 Christina Street  
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EC2A 4PA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Foundry Mews  
London  
NW1 2PR**

Proposal:

Change of use from ancillary office (B1) and storage space (B8) to a beauty salon (sui generis).

Drawing Nos: 4762/PA01; 4762/PA02; 4762/PA03; 4762/PA04; 4762/PA05.

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:  
4762/PA01; 4762/PA02; 4762/PA03; 4762/PA04; 4762/PA05.

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

Informative(s):

1 Reasons for granting permission.

The lawful use of this premises is office (B1) and storage purposes (B8). However, the unit has only been used to store the adjoining hair salons products since the lease commenced for the applicant in 2011. The applicant is therefore seeking to change the use of the premises (68sqm) from ancillary office (B1) and storage space (B8) to a beauty salon (sui generis).

The subject employment space has not been occupied with a B1 use since 2011 and as such it is considered reasonable to revisit the aim of E2 Employment premises and sites.

Although this proposal has the potential to result in the loss of Class B1 floorspace, this will be overcome by the enlargement of the existing business, with an increase in employment. Whilst the development will have some impact in terms of loss of office space, it is considered that the proposed change of use from office use to sui generis use to extend an existing hair salon would not result in harm to the economic viability of the area given the proposal would retain potential employment opportunities.

The Council's Economic Development and Policy teams have reviewed the proposal. They advised that whilst they are keen for a B1 use to occupy the unit, they recognise that an extension to the existing hair salon use would also deliver economic benefits for Camden residents and bring an active use to the premises. Therefore having considered the particular circumstances, on balance, no object would be raised to the proposed change of use. In light of the continued employment use, the purpose of policy E2 is considered to be met in this case.

The proposal does not involve associated works to the front elevation therefore there will not be any harm to the character or appearance of the surrounding area.

The Council's Crime Officer has advised that the occupation of this site will be a benefit to the local area and certainly will bring an appropriate level of activity to the location during the day.

No comments were received prior to making this decision during the consultation period. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, E1 and E2 of the Camden Local Plan 2017.

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 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).
- 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



Daniel Pope  
Chief Planning Officer