

Application ref: 2019/4680/P
Contact: John Diver
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Date: 26 November 2019

Development Management
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Line Planning Ltd
63 Rivington Street
London
EC2A 3QQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43-45
Camden Road
London
NW1 9LR

Proposal:
Use of the property as a private member club with café (sui generis)

Drawing Nos: Site Location Plan (dated 13.09.19); Ground level floor plan Issue 1 (18.11.15); Planning Statement prepared by Line Planning.

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/documents: Site Location Plan (dated 13.09.19);

Ground level floor plan Issue 1 (18.11.15); Planning Statement prepared by Line Planning.

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

- 3 The café use hereby permitted shall not be carried out outside the following times: 07:30 - 20:30 daily.

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

- 4 The use of the terrace area by patrons, within the forecourt of the property along the Camden Road frontage, is to be restricted during the opening hours of the cafe only.

Reason: To safeguard the neighbours' and immediate area's amenity in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The established lawful use of the property remains as a private members club, however, in 2017 permission was also granted for the premise to also include some limited café use during daytime hours. This was implemented and has operated successfully since. Permission is now sought to formalise this new arrangement by amending the lawful use of the property to include a mix of both private members club as well as café (Sui Generis) and also to extend the permitted hours of operation of the café use from 08:00-19:30 to 07:30 - 20:30. No operational development is hereby proposed and the external plant equipment permitted in 2017 would remain subject to controls previously applied.

The proposal to lawfully establish the café use on site is not objectionable. The property already operates in the same manner during the day and so, subject to the application of conditions to control the hours of the café use, the result would be no different to the existing situation. The site is located in what is considered a suitable position for a café use and the opening up of the premise for members of the public during the day is considered beneficial.

The newly proposed hours of operation for the café use are similarly not objectionable. They would not extend into sensitive hours and would not result in any significant increases to the levels of activity, servicing or associated issues of noise and disturbances. In order to ensure that such a use does not carry on into the later evening (where disturbances may be possible without due mitigation) a condition is recommended to limited hours of operation.

The amendment to the lawful use and opening hours to the café element are therefore not considered to result in any issues of loss of residential amenity to

neighbouring properties. The proposal would not include any additional external alterations or plant equipment that might also give rise to design issues. Similarly the change would not create any highways issues.

Following a process of public consultation, no comments were received. The site's planning history was considered when forming this assessment.

Special attention has been paid to the desirability of preserving the setting of the adjacent 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 proposal is in general accordance with Policies D1, D2, A1, A4, T1 and T2 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 attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 3 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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