

Application ref: 2019/4356/P  
Contact: Rachel English  
Tel: 020 7974 2726  
Date: 28 November 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

**Another Space**  
**4-10 Tower Street**  
**London**  
**WC2H 9NP**

Proposal:

Amendments to wording of condition 4 of planning permission 2013/3023/P granted on 07/11/2013 (for dual/ alternative use of the ground floor for retail (Class A1)) and/or retail/leisure (Class A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2).) namely to allow opening on bank holidays between the hours of 0930 and 1600.

Drawing Nos: Cover letter ref MR/P7517 dated 23rd August 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 4 will be replaced with the following wording:

The use hereby permitted shall not be carried out outside the following times  
0630 - 2230 Mondays to Fridays, 0900 - 2230 on Saturdays, 1000 - 2230 on  
Sundays and 0930 - 1600 on Bank Holidays.

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

Informative(s):

1 Reason for granting permission:

The proposals seek to amend the opening hours of the ground and basement in use as Use Class D2 to have additional opening hours on bank holidays from 0930 until 1600. Permission was granted in 2013 (ref 2013/3023/P) for dual/alternative use of the ground floor for retail (Class A1)) and/or retail/leisure (Class A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2).

The surrounding area is a mixture of retail, commercial, restaurant and residential uses. Conditions attached to the approval in 2013 included the prevention of music to be played on the premises audible within adjoining premises and the sound insulation to be provided. Details of the sound insulation were submitted to the Council and approved under reference 2015/7188/P. With these existing measures in place and given the fact that the site is located in a busy commercial area and the proposed opening hours would not be early or late in the evening, the proposals would not result in harmful noise disturbance to local residents.

The development does not involve any external alterations or extensions, and as such, would not impact the character and appearance of the host building or this part of the Seven Dials Conservation Area.

One objection was received following public consultation and comments duly taken into account. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Planning (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, A4, D1, TC1 and TC4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer