

Application ref: 2019/4187/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 18 December 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)

Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Unit 5**  
**Spectrum House**  
**32-34 Gordon House Road**  
**London**  
**NW5 1LP**

Proposal:

Change of use of from office (Class B1a) to cafe (Class A1).

Drawing Nos: Location Plan; Cover letter prepared by Daniel Watney dated 17/7/19;  
008

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:

Location Plan; Cover letter prepared by Daniel Watney dated 17/7/19; 008

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

Informative(s):

1 Reason for granting permission

The change of use from office to café does not require any external alterations. The unit would continue to be accessed from the external courtyard within Spectrum House. The proposal would result in the loss of 127 sqm of B1 floorspace. Whilst the application represents a loss of business floorspace, it does seek to improve the amenity for the tenants of Spectrum House, who include a range of small businesses. It also offers the opportunity for further employment as part of its new use, albeit at lower densities than the current B1a. The applicant has confirmed that no existing businesses would be displaced as a result of the conversion and the use will generate employment opportunities. The staff are likely to be local given the location of Spectrum House. Economic Development have reviewed the application and consider the loss of B1 floorspace acceptable in this instance.

The proposed café would be principally as a facility for the offices but would also be publicly accessible. The proposed café would serve hot drinks and pre-prepared food, such as sandwiches. There would not be any hot food prepared on the premises and therefore no requirement for flues, extract ventilation and other mechanical equipment, beyond refrigeration, hot drink preparation and reheating facilities. The proposed use would largely serve take-away hot drinks and pre-prepared food. The proposed use would fall within the A1 Use Class and would be akin to a sandwich bar. The creation of a small café in this location is considered acceptable and would not harm neighbouring amenity.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 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 D2, E1, E2, TC1, TC5 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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 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.
  
- 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 permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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