

Application ref: 2019/5236/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Date: 21 February 2020

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

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59  
Parsons Road  
Langley  
Slough  
SL3 7GU  
Berkshire

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**244 Camden High Street**  
**London**  
**NW1 8QS**

Proposal: Change of use of upper floors (1st & 2nd) from ancillary retail storage (Use Class A1) to Tattoo and Piercing Parlour (Use Class Sui Generis) (Retrospective)

Drawing Nos: 244CAMDEN/PA1, 244CAMDEN/PA2 & 244CAMDEN/PA3

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 shall be carried out in accordance with the following approved plans 244CAMDEN/PA1, 244CAMDEN/PA2 & 244CAMDEN/PA3

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

- 2 The use hereby permitted shall not be carried out outside the following times: 10:00-19:00 Mondays to Fridays, 10:00-22:00 Saturdays and 10:00-22:00 Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 4 The first floor roof terrace shall only be used by staff members between the hours of 10:00-18:00 Mondays-Sundays. No use of the first floor roof terrace shall be permitted for customers or visitors at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal relates to the first and second floors of No. 224 only and involves the retrospective change of use of an ancillary retail space (Class A1) to a tattoo and piercing parlour (Class Sui Generis). The ground and basement levels of the property would remain as a retail shop (Class A1). There would be no external alterations and therefore no impact on the character and appearance of the subject building or surrounding area.

The application site is located within the Camden Town Centre. As the proposal would not result in the loss of the retail unit at ground floor level, it is considered acceptable in land use terms as this is the part of the property which forms part of, and contributes to, the shopping frontage. The first and second floors previously only served as ancillary storage space to the retail unit and its use change is not considered to harm the viability of the existing retail unit which have an approximate useable floorspace of 84.5 sqm at ground floor level and 53.8 sqm basement floor level.

Due to the location of the new tattoo parlour at the first and second floor of the subject building, above an existing retail shop, it is not considered to cause harm to neighbouring amenity in terms of noise, privacy, daylight or outlook. Concerns were raised by adjoining occupiers regarding the use of the first floor front roof terrace and proposed operating hours. The proposed operating hours are considered reasonable (22:00 closing time) given the unit's location on Camden High Street above a retail shop. It is not considered that the unit's use as a tattoo parlour would generate undue noise as a result of its operation. It does not have the capacity to host large gatherings of people, there would not be a significant number of people entering and exiting the unit given its size and use and it would not involve the use or installation of any plant or extract equipment. Use of the terrace is to be restricted to staff only and restricted to 10:00-18:00 Mondays-Sundays, by way of condition, in order to ensure that its

use would not cause undue harm to residential amenity.

One objection was received prior to the determination of this application, this has been addressed above and in the associated consultation summary document. The planning history of the site has been taken into account when coming to this decision. The application site is not location within a conservation area nor does it affect the setting of a listed building.

As such, the proposed development is in general accordance with policies A1, A4, D1, TC1, and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Draft New London Plan 2019 and the 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 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.
- 5 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.

- 6 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer