

Application ref: 2020/0676/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 16 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Home Office Architects
39 Forestdale
London
N14 7DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**186 Royal College Street
London
NW1 9NN**

Proposal:

Change of use of ground floor and basement from retail unit (Class A1) to tattoo studio (Sui Generis)

Drawing Nos: Location Plan, Existing and proposed basement and ground floor plan dated March 2016

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, Existing and proposed basement and ground floor plan dated March 2016.

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

Informative(s):

1 Reasons for granting permission.

The unit is on the edge of the Royal College Street Camden Road neighbourhood centre. Policy TC3 (Shops outside of centres) seeks to protect shops outside centres. Policy TC3 states that the Council will only grant planning permission for loss of a shop outside designated centres provided that alternative provision is available within 5-10 minutes' walking distance and there is clear evidence that the current use is not viable.

The sites planning history for this premises shows that over the last decade there has been a mixed A1/A3 use, an A2 use and for a short period, a sole A1 use (as a fashion showroom/boutique).

There is alternative provision available in the adjoining neighbourhood centre within 5-10 minutes of the site and therefore alternative provision is met. Policy TC3 refers to establishing whether or not an A1 use is viable. As stated above, a range of uses have operated from this particular site. There have been a number of occupiers with quite different formats suggesting this can be a challenging location from which to operate. In addition there are also currently other vacant units nearby. Given that a tattoo parlour is a use that might be expected to be found in a town centre, provides employment and is service for people living nearby, marketing evidence is not required in this case. There is no evidence I have seen to suggest that only an A1 use would be appropriate for this site and the change of use is considered acceptable in land use terms.

There are no proposed external alterations for this application.

The proposal would not cause adverse impacts on residential amenity.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered. As such, the proposal is in general accordance with policies D1, D2, A1 and TC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 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 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.

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