

Application ref: 2019/5439/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 15 May 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs Julie Doneo
4 Lorraine Court
Clarence Way
London
NW1 8SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
119 Castlehaven Road
London
NW1 8SJ

Proposal:
Change of use from betting shop (Sui Generis) to tanning salon (Sui Generis)
(Retrospective)
Drawing Nos: 012006 and 012020

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- 012006 and 012020

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

- 3 The use hereby permitted shall not be carried out outside the following times- 0900hrs to 2000hrs Mondays to Saturdays, 1000hrs to 1600hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC3 and TC5 of the London Borough of Camden Local Plan 2017.

- 4 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 A1, A4, TC3 and TC5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to change the use from one Sui Generis Use to another one. There are no specific policies protecting betting shops; instead, the supporting text of Policy TC4 notes betting shops can have issues with community safety and the fear of crime and that there has been a proliferation of betting shops within the Borough which can damage the character, vitality and viability of town centres. Although the site itself is not within a Town Centre, the removal of a betting shop is still welcomed to improve the character of this small parade of shops and reduce any community safety concerns. The replacement with a tanning salon would not generate the same issues as a betting shop and is considered an appropriate use within this location.

In terms of the impact on neighbour amenity, operation of the use as a tanning salon is likely to have less impact than a betting shop. A tanning salon would operate more akin to a retail unit, with patrons coming and going, whereas a betting shop tends to result in patrons gathering outside creating increased noise and disturbance. The applicant has requested reasonable hours of operation- 9am to 8pm Monday to Saturday and 10am to 4pm on Sundays and Bank holidays, which will be secured via condition. It is therefore considered the proposed use would not have a detrimental impact on the amenity of neighbouring residents or the area generally.

No objections have been received; one support was received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C5, TC3 and TC5 of the Camden Local Plan 2017, The London Plan 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer