

Application ref: 2018/4078/P
Contact: Jaspreet Chana
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Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**106 Camley Street
London
N1C 4PG**

Proposal:

Variation of Condition 1 (Temporary Structure) of planning permission 2014/3142/P dated 08/10/2015 for Retention of portacabin and roof mounted air conditioning units in car park to provide a taxi club (Sui Generis) containing cafe and WC facilities for a temporary period of 2 years.

Drawing Nos: Site location plan, 1540-01

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

Condition(s) and Reason(s):

- 1 The building hereby permitted is for a temporary period only and shall be removed on or before 08th June 2022.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: Site location plan, 1540-01.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS 41412:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/equipment in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 No vehicle engines shall be left running while vehicles used in conjunction with the development are stationary at the site.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise or fumes, in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 No driver of any vehicle used in connection with the development nor any customer of the business shall visit the premises for the purpose of waiting or taking instruction, collecting clients from the premises or for any other purpose.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission-

This application proposes the variation to condition 1 to retain the existing single storey portacabin clubhouse building and roof mounted air conditioning units in the car park for a further temporary time period of 2 years. Normally renewal of temporary permissions are not supported except where changing circumstances provide a clear rationale. Given the location of the building next to a warehouse unit and the fact that the site is identified as part of a wider future redevelopment site, the retention of the building to continue to operate on a temporary basis is considered acceptable in this instance. A condition would be attached to grant permission until June 2022.

Since the building was constructed (in 2014), there have been no complaints recorded by Environmental Health with regards to noise or by transport with regards to parking. Therefore the continued use would continue to operate without any harm to the immediate locality or surrounding area. Conditions were attached to the 2014 permission to ensure that no vehicles were left running whilst members use the taxi club facilities (café and / or WC) or that

taxis would not wait or collect clients from the premises whilst using the club. These conditions are still deemed to be necessary and would be attached to this permission.

Two air conditioning (AC) units on the roof and a flue extractor continue to operate. Given there has been no complaints in regards to mechanical ventilation noise the Councils Environmental Health officer has no objection to the continued use of the AC units and the flue. A condition would be attached to the permission to ensure that noise levels are maintained below the lowest existing background noise to safeguard the amenities of neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

The development is therefore considered acceptable for continued use and is in general accordance with Policies G1, CC1, A1, A4 and D1 of the Camden Local Plan 2017, the National Planning Policy Framework 2019 and the London Plan 2016.

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