

Application ref: 2020/1133/P
Contact: Thomas Sild
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Date: 4 June 2020

Development Management
Regeneration and Planning
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Change the Use
Admark House
2 West Street
EWELL
KT17 1UU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

Basement and Ground Floor
68A Neal Street
London
WC2H 9PA

Proposal: Change of use of part ground and basement level floorspace from office (Use Class B1) to venue (Sui generis) (Retrospective)

Drawing Nos: Cover letter (changetheuse.co.uk); 01; Design & Access Statement (The Planning Guys Ltd); Marketing particulars (Hub Property Ltd); Operational Management Plan (The Planning Guys Ltd); Marketing letter (Hubble HQ)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed change of use, in the absence of an appropriate marketing exercise, fails to demonstrate that the premises are no longer suitable for continued B1 use. The proposal therefore results in the loss of B1 employment premises for small businesses, businesses and services that provide employment for Camden residents, support the functioning of the Central Activities Zone (CAZ) and the local economy contrary to policies E1 (Economic Development) and E2 (Employment Premises and Sites) of the Camden Local Plan 2017.

- 2 The proposed use, by reason of its associated noise and general disturbance to adjacent residential occupants would be contrary to policies A1 (Managing the impact of development), A4 (Noise and vibration), TC2 (Camden's centres and other shopping areas) and TC4 (Town Centre uses) of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control under Section 172 of the Town and Country Planning act 1990 as amended to cease the use of the basement and part ground floorspace as a sui generis venue and reinstate B1 office use and officers be authorised in the event of non-compliance, to commence legal proceedings under Section 179 or other appropriate power and/or take direct action under Section 178 in order to secure the cessation of the breach of planning control.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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