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Planning and Development  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

21 December 2020

Our ref: 13/683  
Via PLANNING PORTAL

Dear Sirs,

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)  
THE BLACK CAP PUBLIC HOUSE, 171 CAMDEN HIGH STREET, LONDON, NW1  
DISCHARGING PLANNING CONDITION**

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We write on behalf of our client, Golden Brick Pubs, to submit an approval of details (AOD) application in relation to Condition 1 (Scheme of Works) attached to planning appeal decision APP/X5210/C/19/3240682.

The planning appeal (APP/X5210/C/19/3240682) against enforcement notice ref: EN18/0284 was upheld on 27 August 2020.

The enforcement notice was issued on 26 September 2019 and the breach of planning control as alleged in the notice was "*The material change of use of the building as a cabaret/dance venue, club, bar/community space and use as a public house (sui generis) to House in Multiple Occupation (HMO)*". The requirements of the notice were to cease use of the House in Multiple Occupation (HMO).

In determining the case, Inspector C M Hoult, issued the following decision:

*The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under s177(5) of the 1990 Act for the development already carried out, namely, the material change of use of the building from use as a cabaret/dance venue, club, bar/community space and use as a public house (sui generis) to a House in Multiple Occupation (HMO), on land at The Black Cap, 171 Camden High Street, London NW1 7JY as shown on the plan attached to the notice, subject to condition 1 (below).*

This application seeks to discharge Condition 1 which is addressed below.

**Condition 1**

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**Condition 1 states:**

*"The use hereby permitted shall be for a limited period being the period of 12 months from the date of this decision. The use hereby permitted shall thereafter be discontinued and the building restored to its former condition on or before 19 March 2018 in accordance with a scheme of works that shall firstly have been submitted to and approved in writing by the local planning authority."*

Enclosed as part of this submission package are floorplans which demonstrate the works required to restore the building to its former condition on or before 19 March 2018. These are shown as:

- Floor Plans 1 - Prior to the use of the building by the Guardians. (i.e. prior to the HMO use taking place)
- Floor Plans 2 - Installation of shower cubicle by Guardians during occupation.
- Floor Plans 3 - Reinstatement plans to show removal of shower cubicle.

As shown on the floorplans, the only change required was the removal of the shower cubicle at ground floor level.

### **Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;
- Floorplans, prepared by PAD; and
- Site location plan (for reference purposes).

The £116.00 fee was paid when submitting this application via the Planning Portal.

We trust that the information provided is sufficient to enable the Council to validate and discharge the condition and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Emma Conwell on 07875 681 231 or ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)) or Kieron Hodgson on [khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com) or 07807 264 704 of this office in the first instance should you have any questions.

Yours faithfully,



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