

Application ref: 2020/4335/P  
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Date: 13 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Savills  
33 Margaret Street  
Marylebone  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**55B Camden Street**  
**London**  
**NW1 0HG**

Proposal:  
Temporary change of use of the basement from storage unit (Class B8) to an escape room (Sui Generis) for 18 months.  
Drawing Nos: 01, 02, 03, 04, proposed cycle parking, site location plan, Acoustic Report 19030.ADR.01 Rev A, Operation Management Plan dated 21/09/2020, Cover Letter dated 22/09/2020

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period of 18 months only and shall cease on or before 1st August 2022, at which time the premises shall revert to their former lawful use which is Class B8.

Reason: The local planning authority would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies A1 and A4 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: 01, 02, 03, 04, proposed cycle parking, site location plan, Acoustic Report 19030.ADR.01 Rev A, Operation Management Plan dated 21/09/2020, Cover Letter dated 22/09/2020

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- 10:00 to 23:00 Mondays to Saturdays and 11:00 to 18:00 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 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Neither music nor loud voices emitted from the commercial use of the development shall be audible at any residential or noise sensitive premises.

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

- 5 The approved secure cycle parking shall be provided in its entirety prior to the first use of the escape room, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The approved development shall be implemented in accordance with the submitted KP Acoustics report Ref: 19030.ADR.01 Rev A, dated 10th February 2020 and all sound insulation as specified shall be installed prior to first operation of the approved use.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal for a temporary change of use is a resubmission of an application for the same use which was approved in 2019 (ref 2019/2318/P) but has now expired. The site circumstances and policy context have not materially changed since this decision.

The site at present is considered unsuitable for continued storage and warehousing use given its size and poor means of access. It is also noted it is not within a town centre. Therefore, the loss of Class B8 space in this location is considered acceptable. No external alterations apart from cycle parking are

proposed, therefore the proposals are not considered to harm the character and appearance of the host property or wider area.

Whilst the number of visitors will be relatively low and noise from the use will be largely isolated owing to its basement location, not all impacts of this relatively new use are known and there is some potential for the use to create disturbance. In order to ensure the development does not cause harm to the amenity of neighbouring residents, a trial run of 18 months is proposed in order to assess the effect of the development on the area. Conditions are attached limiting the temporary use to 18 months, requiring installation of proposed soundproofing between the basement unit and the residential unit above prior to first operation, and restricting noise to ensure the use would not create noise and disturbance to the neighbouring occupiers.

The applicant has submitted an Operational Management Plan addressing the issue of people arriving at/leaving the premises and control of sound. The proposed strategies in place to mitigate potential noise disturbances are considered acceptable and appropriate in this context. The application proposes opening hours of 10:00 to 23:00 Monday - Saturday and 11:00 to 18:00 Sunday and Bank Holidays. The Council's Environmental Health Officer has reviewed the proposed operating hours and noise mitigation measures and raises no objection to the proposals. Given the information provided and the conditions attached to the decision, the development is not considered to cause harm to the amenity of neighbouring residents in terms of noise and disturbance.

There are 2 Sheffield stands proposed which provide 4 secure cycle parking spaces for staff and customers in the front forecourt. Highways officers are satisfied with the arrangement and their installation will be secured by condition.

The development is not required to be secured as car-free in this instance as this is already covered by business parking permits which only issue permits if there is a clear business justification for it.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, E2 and T1 of the Camden Local Plan 2017, 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