

Application ref: 2020/3497/P  
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Date: 13 May 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

GC Planning Partnership Ltd  
Bedford I-Lab  
Stannard Way  
Priory Business Park  
Bedford  
MK44 3RZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**87 Agincourt Road**  
**London**  
**NW3 2NT**

Proposal:  
Change of use from language tuition centre (Class D1) to retail (Class A1).  
Drawing Nos: 250AR 001; 250AR; 250AR 003; 250AR 004; 250AR 005; 250AR 006;  
Planning Design and Access Statement, dated August 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 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: 250AR 001; 250AR; 250AR 003; 250AR 004; 250AR 005; 250AR 006; Planning Design and Access Statement, dated August 2020.

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

Informative(s):

1 Reasons for granting permission-

Planning permission is sought for a change of use from a language tuition centre (Class D1) to retail (Class A1). The unit was converted to a language tuition centre following planning permission reference 2018/2073/P dated 16/08/2018. Prior to that, it was in retail use.

Policy C2 of the Local Plan generally seeks to ensure that community facilities and services meet the needs of Camden's residents and it resists the loss of such facilities unless a replacement facility is provided or the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. In this case, as acknowledged at the time of the aforementioned 2018 application, the unit has a very small and irregular footprint which renders it unsuitable for many uses. The language centre ceased functioning in March 2020 and the unit has been vacant for a year since then. On this basis, the loss of the Class D1 floorspace and its return to a retail use is considered to be acceptable.

The site has a Public Transport Accessibility Level (PTAL) of 5 (very good). It is not considered that the proposal would materially affect the transport/parking conditions in the area.

No external alterations to the appearance of the property are proposed and thus there will be no impact on the Mansfield Conservation Area.

It is not considered that the proposed development would cause any harm to the residential amenities of neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, D1, D2, D3, E1, C2, TC1, TC3 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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