

Application ref: 2020/4952/P
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Date: 26 May 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr. Jeremy Brown
66 Rochester Place
London
NW1 9JX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**66 Rochester Place
London
NW1 9JX**

Proposal:

Variation of Condition 2 (Hours of Operation) granted by planning permission 2013/0322/P dated 02/04/2013 to allow use of dance and fitness studio on Sundays and Bank Holidays from 11:00 - 21:30.

Drawing Nos: Site Location Plan, Existing and Proposed Ground and First Floor Plans, Noise Impact Report 22426.NIA.01 Rev.A

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

Condition(s) and Reason(s):

- 1 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 The use hereby permitted shall not be carried out outside the following times

11:00 - 21:30 Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan, Existing and Proposed Ground and First Floor Plans, Noise Impact Report 22426.NIA.01 Rev.A

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

- 4 No sound emanating from the use shall be audible within any adjoining premises

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The rear windows shall be fixed shut and locked when the studio is in use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking or re-enacting that Order, with or without modification, the premises shall be used as a Class D2 dance and fitness studio only and should this use cease then the premises would revert back to a Class B1c use.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of an increase in pedestrian and vehicular movements and to protect Class B1c employment floorspace within the Borough in accordance with policies A1, A4, E1 and E2 of the Camden Local Plan 2017.

Informative(s):

- 1 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) 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.

- 2 The recently installed uPVC windows to the rear elevation do not benefit from planning permission. These windows would require a separate planning application to be submitted to and approved by the Local Planning Authority.

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