

Application ref: 2021/1800/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 26 July 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

www.camden.gov.uk/planning

Push Design
Union House, 182 - 194 UNION STREET
London
SE1 0LH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**170 Royal College Street
London
NW1 0SP**

Proposal:

Change of use from beauty salon (Sui Generis) to delicatessen (Class E) including installation of replacement shopfront, fascia signage, projecting sign and fabric awning.

Drawing Nos: CAS-001.P.2.01 A, CAS-001.P.3.01 B, CAS-001.E.3.01, CAS-001.P.1.01, CAS-001.E.1.01, CAS-001.E.2.01, CAS-001.X.1.01

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CAS-001.P.2.01 A, CAS-001.P.3.01 B, CAS-001.E.3.01, CAS-001.P.1.01, CAS-001.E.1.01, CAS-001.E.2.01, CAS-001.X.1.01

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The current application seeks to change the use of the existing ground floor unit from its most recent use which was as a beauty salon (Sui Generis), to a delicatessen (Class E). There are no policies within the local plan which protect Sui Generis uses such as beauty salons and so the change of use is considered acceptable. The proposals would also bring a vacant commercial unit back into active retail use which is welcomed and would improve the vitality and vibrancy of this small commercial parade.

The proposed changes to the design and proportions of the shopfront, fascia and signage, including the removal of the high level projecting sign, are considered to represent an improvement on the existing appearance of the shopfront. The proposals also include the re-introduction of traditional shopfront features such as stall risers, which is welcomed and would enhance the character and appearance of the host building and surrounding conservation area.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook and privacy. The proposed retractable opening would have a minimum clearance from the pavement of 2.3m, ensuring no harm to pedestrian flow and safety is caused by the proposals. The proposed use is primarily a retail unit for the sale of food, no primary cooking would occur on site and thus no extract equipment is proposed, ensuring no harm would be caused to neighbouring amenity in terms of odour and noise.

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

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the, London Plan 2021 and 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) 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