

Application ref: 2021/2377/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 27 September 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

Studio Charrette
The Clubhouse
50 Grosvenor Hill
London
W1K 3QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Eagle House
16 Procter Street
London
WC1V 6NX

Proposal:

Change of use from Class E (formerly A3) to Sui Generis (private members club).
Drawing Nos: Amended Site Plan, 132-PL-EXT-00-B (Existing & Proposed Plans),
Covering Letter (Studio Charrette - 24/09/2021)

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 drawings/documents:

Amended Site Plan, 132-PL-EXT-00-B (Existing & Proposed Plans), Covering Letter (Studio Charrette - 24/09/2021)

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 hours of Monday to Thursday 10:00 am until 11:30 pm; Friday and Saturday 10:00 am until midnight; Sunday 11:00 am until 10:30 pm. and all customers shall leave the premises each day within 30 minutes of the end of these operating hours.

Reason: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policies A1, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the premises shall be as a private members' club only and no non-members or visitors from the general public shall be admitted.

Reason: To prevent the use as a club for the general public which may have impacts upon the amenity and safety of the area, in accordance with policy A1 (Managing the impacts of development) and T3 (Transport Infrastructure) of the LB Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission

The site is not located in a protected retail frontage or designated centre and it is therefore not considered necessary to retain a retail or other service to the public from the premises.

The site is located in the Central Activities Zone (CAZ) and the Council's policies state the need to support commercial and other associated uses in the CAZ. No changes are proposed to the frontage which includes a shopfront and the proposed private member's club (sui generis) would involve networking events which would sustain the character, vitality and viability of the CAZ. The letter submitted by the applicant indicates that licensable activities would take place and the requisite licences would control these activities.

Any material changes to the external elevations and signage would potentially require and could be controlled by subsequent planning and advertisement consent applications.

There is residential accommodation in the block to the north and an unlimited use as a private club would potentially result in unacceptable noise and

disturbance for neighbouring residents. The applicant has agreed to restrict the hours of use to those which are recommended within the Council's licensing policy for premises on which alcohol is consumed and a planning condition is recommended accordingly.

A condition is also recommended to the effect that the use shall be for private members only as without this the premises could be used for a public club which would potentially have further ranging consequences in terms of, for example, amenity and safety.

The site lies in a highly accessible location and it is envisaged that sustainable transport would predominantly be used. No on-site car parking is proposed and it is not anticipated that the proposal would result in significantly increased car use.

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

As such, the proposed development is in general accordance with policies A1, D1, CC1, TC2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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