

Application ref: 2021/4349/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Ms Ly Huong Tran
31
Lamb's Conduit Street
London
WC1N 3NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 Lamb's Conduit Street
London
WC1N 3NG**

Proposal:

Change of use from Retail (Use Class E) shop to Nail Salon (Sui Generis).

Drawing Nos: Site Plan, Block Plan, Existing Shop Floor Layout / Existing Shop Floor Plans and Photograph, Proposed Ground/Basement Floor Plan

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: Site Plan, Block Plan, Existing Shop Floor Layout / Existing Shop Floor Plans and Photograph, Proposed Ground/Basement Floor Plan

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The unit is located within the Lamb's Conduit Street Neighbourhood Centre in the Central London Area. It has most recently been in use as a fashion retailer and prior to that, a café/sandwich bar.

Camden Planning Guidance (Town Centres and Retail) provides a summary of controls which are intended to maintain the right balance and mix of uses in central neighbourhood centres to accord with Local Plan policy TC2. In this Neighbourhood Centre these include a minimum of 50% of ground floor premises being in A1 retail use, a maximum of 25% of premises in A3, A4 and A5 food, drink and entertainment uses, and no more than 2 consecutive premises being in non-retail use.

It is noted that since the publishing of the above guidance use classes have changed and A1 is now part of class E, which has widened and made more flexible the understanding of retail. It is noted that a nail bar is considered to be similar in most regards to a hairdresser which held an A1 use classification, and now holds an E use classification. In light of this the proposal is not considered a loss of retail use, but a suitable and appropriate change within the local context as part of the Lamb's Conduit Street Neighbourhood Centre. As the proposal is considered to replace one retail unit with another, there is not considered to be any harm in relation to maintaining the percentage of ground floor uses being in retail use in alignment with policy.

The building is grade 2 listed and no changes are proposed to the fabric of the building, either externally or internally. As such the proposals would comply with Local Plan policies D1 and D2.

Given the nature of the proposal it would not impact upon the amenity of the neighbouring occupiers in regards to current daylight levels, sunlight, privacy or outlook. The proposed use would be unlikely to result in a significant increase in noise or vibration or to introduce any unneighbourly hours of operation. Considering the modest size of the ground floor unit it is unlikely that there will be any net increase in transport impacts from the proposed nail bar use. No onsite parking is available to staff or customers and therefore no parking issues are considered to occur. As such the proposals would comply with Local Plan policy A1.

No objections were received prior to making this decision. Bloomsbury CAAC have only stated that the street is characterised by a vibrant mix of independent commercial uses at ground floor and the change of use does not threaten this but retains a commercial, service-based nature. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1, D2 and TC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer