

Application ref: 2021/5042/P
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Date: 7 April 2022

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

Louis Holliday
5 Pancras Square
London
NC1 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Greenland Road
London
NW1 0AY

Proposal: Change of use from police safer neighbourhoods unit (Sui Generis) to office for provision of legal advice (Class E).

Drawing Nos: Existing and Proposed Plans and Supporting Statement

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 Existing and Proposed Plans and Supporting Statement

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times 9.30 - 17.30 Mondays to Fridays. Closed Saturday, Sunday and Bank Holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The previous application on site (reference 2004/4232/P) allowed a change of use from Neighbourhood Centre (Class D2) to Neighbourhood Police Centre (Sui Generis). An informative on the decision notice specifically noted that applications for future changes of use would be considered favourably if the proposed use still fell within Class D1. This use class has been superseded by Class E through changes to the Use Classes Order in 2020. Therefore, whilst the nature of the use is changing, the proposed use would still be able to cater for uses described within the previous decision notice. It is also worth noting that the development plan has changed since 2004 and each application must be assessed on its merits.

The proposed use would be a community-orientated use which would positively contribute to and benefit the wider area. It also allows services to be kept and re-provided within the borough.

In terms of design, there are no proposed external alterations, only small internal ones which have been confirmed as not requiring listed building consent.

Whilst the building itself has seemingly been vacant for some time, the nature and therefore the impact of the proposed use is not wholly different to the existing. This means impacts in relation to noise, disturbance and refuse are not significantly different.

As such, the proposed development is in general accordance with policies A1, D1 and C2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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



Daniel Pope
Chief Planning Officer