

Application ref: 2021/0530/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 21 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

Mr Anwar Zaman
D Form Architecture
16 Walker House
2 Phoenix Road
London
NW1 1EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
98 Chalton Street
London
NW1 1HJ

Proposal:
Change of use of ground floor unit from Use Class E(a) to Sui Generis as a radio controlled taxi cab office.
Drawing Nos: OS Map 01-071, Existing ground floor plan 02-071, Proposed ground floor plan 03-071

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 plan:

Proposed ground floor plan 03-071

Reason:

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

- 3 No drivers of minicabs or similar vehicles shall stop for the purposes of either waiting, calling at the premises, or picking up customers outside the premises. The use of the premises as an office shall be operated solely as a radio controlled taxi cab office with no visiting or waiting by passengers, nor by drivers

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies T2 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The site is located in Somers Town close to the Central London Area. It is on the boundary of the Euston Area. It is not in a designated town centre, neighbourhood centre or retail frontage.

The application form seeks planning permission for a change of use from Class E(a) (Display or retail sale of goods) and the applicant has advised that the last use was as an electrical repairs shop.

The proposal would comply with policy TC3 (Shops outside of centres) of the Local Plan 2017. There are alternative retail facilities available in the vicinity, the adjoining unit (100 Chalton Street) comprises a convenience store and there are other shop units around the corner in Phoenix Road. There are also several shop units 50 - 100m to the south on the other side of Chalton Street. The previous occupier has vacated and so the proposal would not actually result in the loss of an existing service and it would comply with the intentions of Policy TC3 and the CPG on Town Centres and Retail (2021).

The unit sits in front of the residential upper floors of the building and the proposed use, as a radio controlled taxi cab office would not result in undue noise or disturbance for any surrounding occupiers.

The submitted lease with LB Camden Property Services indicates that taxi drivers and passengers will not be allowed to attend the site for taxi services which would further control the use and ensure there would be limited impact on neighbouring residents.

Nevertheless, and to also prevent staff from visiting the site by car (which is in a controlled parking zone), the applicant has agreed to enter into a legal agreement to prevent future users from obtaining car parking permits for on-street parking. This would ensure that there is no excessive demand for on-street parking to the detriment of the safety and efficiency of the highway (policy T2) and that the proposal complies with policy CC2 for mitigating against climate change.

The premises are within a Listed Building but the applicant has confirmed that no physical alterations would be undertaken to the building fabric.

No objections were received prior to making this decision. The application 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, CC1, D1, D2, T2 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 5 This planning permission is granted (subject to a legal agreement) for the change of use of the ground floor unit from Use Class E1 to Sui Generis as a taxi cab office only. Any external alteration to the building may require an additional planning consent and any works (internal or external) which affect

the architectural or historical merits of the Listed Building may require Listed Building consent. The display of signage at the site may require advertisement consent.

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 positioned above the typed name.

Daniel Pope
Chief Planning Officer