

Application ref: 2022/1213/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 21 July 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

Line Planning Ltd
Mocatta House
TrafalagarPlace
Brighton
BN1 4DU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Ground Floor Premises at 43-45 Camden Road
London
Camden
NW1 9LR

Proposal:
Variation of condition 3 (opening hours) of planning permission dated 26/11/2019 ref: 2019/4680/P for the proposed use of the property as a private member club with café (sui generis). Amendments include changes to operational hours.

Drawing Nos: Stride Install report (dated 16/07/2019); Ground level proposal; GRound level floor plan; Planning Statement; site location 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-

Stride Install report (dated 16/07/2019); Ground level proposal; Ground level floor plan; Planning Statement; site location plan

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

- 3 For the purposes of this decision, condition no.3 of planning permission (2019/4680/P) dated 14/02/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The ground floor cafe shown on the approved plans shall not be open to members of the public outside of the following times: 0700 hours - 2300 hours Monday to Saturday, 0700 hours - 22:30 hours on Sundays unless with the prior written consent of the local planning authority. No members of the general public shall be on the premises outside of these hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 the Camden Local Plan June 2017.

- 4 The use of the terrace area by patrons, within the forecourt of the property along the Camden Road frontage, is to be restricted during the opening hours of the cafe only.

Reason: To safeguard the neighbours' and immediate area's amenity in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reason for granting permission:

The proposal seeks to vary condition 3 of planning permission 2019/4680/P dated 26/11/2019 through an extension of the hours of opening as approved, from 07:30 -20:30 daily to 07:00 - 23:00 Monday to Saturday and 07:00 - 22:30 on Sunday.

The site is located within the Regent's Canal Conservation area and is identified as making a positive contribution to it. It is noted that the site is also situated near a busy central town centre (Camden Town) with the surrounding area being primarily commercial in use at ground floor level with some residential dwellings occupying the third floor of the application building and the upper floors of neighbouring buildings.

In this context, an extension of opening hours for the marginally earlier in the morning and later in the evening to the premises would be unlikely to cause any significant additional impact in terms of external noise, disturbance or traffic generation over and above that already present at the site during the existing opening hours. The use of the ground floor unit would return to use as

a private member's club outside of the café's operational hours (Sui Generis). The site is located adjacent to Camden Road station, and opposite the Camden Road Arms public house, which operates until 23:00-00:00. The use of the premises as a private member's club and café would not raise any adverse amenity concerns considering the busy and commercial character of the immediate context, however if the use is extended to introduce other activities/uses then the additional uses must be approved under a premises licence (e.g live music).

Furthermore, there are no external alterations proposed and as such, there would be no change to the character and appearance of the host building, streetscene or wider Regent's Canal conservation area. As such, the proposed variation is considered to be appropriate in this instance

The full impact of the scheme has already been assessed during the determination of the permitted scheme 2019/4680/P.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4 and D2 of the Camden Local Plan 2017 and the National Planning Policy Framework 2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 26/11/2019 under reference 2019/4680/P and is bound by all the conditions attached to that permission.

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