

Application ref: 2021/5075/P
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Date: 18 January 2022

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Iceni
44A Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

171 Camden High Street
London
NW1 7JY

Proposal:

Variation of condition 1 (time limit for temporary use) of planning permission granted on appeal (ref: APP/X5210/C/19/3240682) dated 27/08/2020 (for change of use of the building from use as a cabaret/dance venue, club, bar/community space and use as a public house (Sui Generis) to a House in Multiple Occupation (HMO)), namely to allow the temporary period to be extended from 12 months to 24 months.

Drawing Nos: Site location plan; Letter prepared by Iceni dated October 2021

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.1 of planning permission granted at appeal (ref: APP/X5210/C/19/3240682) shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The use hereby permitted shall be for a limited period being the period of 24 months from the date of the original decision: 27th August 2020. The use

hereby permitted shall thereafter be discontinued and the building restored to its former condition on or before 19 March 2018 in accordance with the scheme of works approved under 2020/5933/P dated 23/03/2021 or such other details that shall firstly have been submitted to and approved in writing by the local planning authority.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The application seeks to vary condition 1 of planning permission granted on appeal (ref: APP/X5210/C/19/3240682) so as to allow the property to continue to be occupied as an HMO until 27th August 2022. The lawful use of the property is a mix of uses: a cabaret/dance venue, club, bar/ community space and a public house (Sui Generis). An enforcement notice which alleged the material change of use of the building to a House in Multiple Occupation (HMO) was quashed at appeal 4 August 2020.

The appeal inspector approved the use of the property as an HMO for live-in property guardians for a temporary period of 12 months. The applicant is still seeking to find an acceptable use for the property to enable the building to be re-opened. Without property guardians the building would be vacant and at risk of vandalism and unlawful occupation. Officers have concerns regarding the building's long-term future. However, the applicant's supporting letter states that 'the premises have recently benefited from a new ownership team who are in dialogue with the LB Camden in seeking to find a sustainable and viable proposition to enable the building to be re-opened'. In this context, an extension of 12 months for condition 1 does not appear unreasonable. That is to say, condition 1 would be varied to allow the HMO use for a temporary period of 24 months from the date of the appeal decision.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.


As such, the proposed development is in general accordance with policies C2, C4, TC4, H10 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF 2021 and the London Plan 2021.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer