

Application ref: 2020/5933/P
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Date: 23 March 2021

Development Management
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

171 Camden High Street
London
NW1 7JY

Proposal:

Details of scheme of works required by condition 1 of planning permission allowed on appeal APP/X5210/C/19/3240682 dated 27/08/2020 following enforcement action (ref: EN18/0284) (for the material change of use of the building from use as a cabaret/dance venue, club, bar/community space and a public house (Sui Generis) to a House in Multiple Occupation (HMO)).

Drawing Nos: 7105/01; 7105/02; 7105/03; Cover letter by Iceni dated 21 December 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

An enforcement notice was issued 26 September 2019 (EN18/0284) which required the cessation of the use of the property as a House in Multiple Occupation (HMO). The enforcement notice was subsequently quashed at appeal (APP/X5210/C/19/3240682) and planning permission was granted for the development already carried out, namely, the material change of use of the

building from use as a cabaret/dance venue, club, bar/community space and a public house (Sui Generis) to a House in Multiple Occupation (HMO). The decision was subject to a condition that the use shall be for a temporary period (12 months from the date of the decision) and thereafter the building be restored to its former condition (prior to HMO use) in accordance with a scheme of works approved by the Council.

The submission include pre-existing plans, prior to the use of the building by Guardians; floor plans which show the installation of a shower cubicle by the Guardians during occupation; and reinstatement plans which show the removal of the shower cubicle. The scheme of works is considered acceptable and would restore the property back to its former condition. As such this condition can be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies C2, C4 and D1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on appeal 27 August 2020 ref: APP/X5210/C/19/3240682, which need details to be submitted, have been approved.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer