

Ms Elisabeth Glover
Indigo Planning
Aldermay House
15 Queen Street
London
EC4N 1TX

Application Ref: **2017/2702/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Chichester Rents
London
WC2A 1EG

Proposal:

Change of use of ground floor and basement unit from A1/A3 to flexible A1/A3/D2 use to building

Drawing Nos: 1966_PL_01; 1966_GA_01; 1966_GA_02; T1708-1103; T1708-1104;
Report by KP Acoustics dated 03 May 2017 (Ref: 15874.PPCR.01); Report by KP
Acoustics dated 03 May 2017 (Ref: 15874.ADR.01); Marketing Evidence supplied by Indigo
Planning dated 14 June 2017; Cover Letter dated 11 May 2017

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: 1966_PL_01; 1966_GA_01; 1966_GA_02; T1708-1103; T1708-1104; Report by KP Acoustics dated 03 May 2017 (Ref: 15874.PPCR.01); Report by KP Acoustics dated 03 May 2017 (Ref: 15874.ADR.01); Marketing Evidence supplied by Indigo Planning dated 14 June 2017; Cover Letter dated 11 May 2017

Reason:

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

- 3 The use hereby permitted shall not be carried out outside the following times 06:00-00:00 Mondays to Saturdays and 06:00-00:00 on Sundays 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.

- 4 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The noise assessment shall be carried out as required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

- 5 Prior to commencement of the development, full details shall be submitted to and approved in writing by the Council, of sound insulation of the building envelope and internal sound insulation treatment and other mitigation measures, as specified in report ref: 5874.ADR.01, dated 3rd May 2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise.

- 6 Prior to use of machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 7 Neither music nor amplified or loud voices emitted from the commercial development shall be audible at any noise sensitive premises.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise.

- 8 The flexible D2 use hereby permitted shall be used for any operations within that use class apart from cinema, music hall, concert hall, bingo hall or casino.

Reason: To ensure the permitted flexible D2 use does not cause harm to the amenity or nearby residential occupiers in accordance with the policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

No external alterations are proposed and as a result, there would be negligible harm to the character and appearance of the host building, the street scene or wider area. The proposal would include the flexible use of existing 404qm of ground floor and basement A1/A3 space to be flexibly used as D2 space to incorporate a gym alongside the existing A1/A3 use. This flexible use is considered an appropriate use that is would be supported by TC3 in this instance as marketing evidence and supporting documents demonstrates the unit has not been in use since its inception, which suggests retail or restaurant use(s) are not viable in this location.

The site is located within the Central Activities Zone, however, it is not located within Camden's Central London Frontages and as a result causes no harm to maintaining their retail functions. Furthermore, the proposal would not impact upon the mixed use character and vitality of the area.

The submitted plans and documents detail that a gym operator are to use the unit, making it in use for the first time since the existing scheme was developed. Policy C3 supports and promotes small leisure facilities providing that it does not impact upon the amenity of nearby residential occupiers.

An preliminary environmental noise survey report and a sound insulation investigation report which were reviewed by the Council's Environmental Health Officer to be acceptable and not greatly significant from noise/odours that may have arisen should it have been used as an A1/A3 unit. Conditions have been secured upon approval to ensure that noise levels are submitted the Council as well as sound insulation and anti-vibration measures are applied.

The opening times of the proposed gym premises will be from 06:00-00:00 every day. This will be ensured by condition upon approval.

It is further not considered, the proposal would adversely impact on other aspects of neighbouring amenity by virtue of no external physical works being proposed in this development.

The proposed development is therefore in general accordance with policies C3, A1, A4, D1, D2, and TC3 of the Camden Local Plan 2017, the London Plan 2016 and the National Planning Policy Framework.

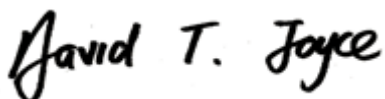
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning