

Application ref: 2023/2185/P
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Date: 2 February 2024

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

Jon Lowe Heritage Ltd
91 Wimpole Street
London
W1G 0EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
50A Earlham Street
London
WC2H 9LA

Proposal:

Change of use from Pet Accessories Shop (Class E) to dessert takeaway (Sui Generis).
External facade alterations to windows, doors and new order point, internal fit out including new water, electrical and mechanical systems.

Drawing Nos:

A500-A-001-P01, A500-A-002-P01, A500-A-010-P01, A500-A-020-P01, A500-A-021-P01, A500-A-011-P01, A500-A-022-P01, A500-A-040-P01, A500-A-050-P03, A500-A-060-P01, A500-A-070-P01, A500-A-071-P01, A500-A-080-P01, 4234 M 100 rev P2, 4234 PH 100 rev P2, 4234 M 101 rev P1, A500 230518 Design and Access Statement dated 15/05/2023, Heritage Statement by Jon Lowe Heritage ref 00473 v1 dated May 2023, M&E Scope of Works Humble Crumble by Environmental Engineering Partnership dated May 2023.

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:

A500-A-001-P01, A500-A-002-P01, A500-A-010-P01, A500-A-020-P01, A500-A-021-P01, A500-A-011-P01, A500-A-022-P01, A500-A-040-P01, A500-A-050-P03, A500-A-060-P01, A500-A-070-P01, A500-A-071-P01, A500-A-080-P01, 4234 M 100 rev P2, 4234 PH 100 rev P2, 4234 M 101 rev P1, A500 230518 Design and Access Statement dated 15/05/2023, Heritage Statement by Jon Lowe Heritage ref 00473 v1 dated May 2023, M&E Scope of Works Humble Crumble by Environmental Engineering Partnership dated May 2023.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The opening hours of the business, and use of any air handling equipment, shall be limited to the following times: 08:00 hours to 22:00 hours - Monday to Saturday, and 09:00 to 21:00 on Sundays. The doors to the order point shall be securely closed outside these hours.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Cooking operations on-site shall be limited only to stewing, baking and heating/boiling, and there shall be no frying, grilling, roasting or other food preparation that primarily involves cooking in hot oils or fats.

Reason: To protect the amenity of local residents from strong fumes and odours, and to protect local school children from the negative health impacts associated with traditional hot takeaway foods, in accordance with Policy A4 of the London Borough of Camden Local Plan 2017 Policy E9 of the London Plan 2021.

Informative(s):

- 1 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).

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer