

Application ref: 2021/0792/P
Contact: Elaine Quigley
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Date: 25 May 2021

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

CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Seven Dials Warehouse
42-54 Earlham Street
London
WC2H 9LJ

Proposal:

Change of use of the basement, ground and first floor from restaurant (Class E) to gallery use (Class F1) for a temporary period until 31st May 2022 at 50 Earlham Street.

Drawing Nos: Site location plan; 50BCD0389638/01; 50BCD0389638/02;
50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-02 rev A; 041220-LP-B rev A; Existing Earlham Street elevation; Existing Shelton Street elevation; Existing Earlham Street elevation; Proposed Earlham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021; Covering letter prepared by CBRE dated 28/04/2021.

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or

before 31st May 2022 at which time the premises shall revert to their former lawful use which is restaurant use (Class E).

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.

- 2 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan; 50BCD0389638/01; 50BCD0389638/02; 50BCD0389638/03; 50BCD0389638/04 rev A; 50BCD0389638/05 rev A; 041220-LP-01 rev A; 041220-LP-02 rev A; 041220-LP-B rev A; Existing Earham Street elevation; Existing Shelton Street elevation; Existing Earham Street elevation; Proposed Earham Street elevation; LG-LTG-CT; GRD-LTG-CT; 01-LTG-CT; Typical display fixings; Historic Building Report prepared by Donald Insall Associates dated February 2021; Existing and proposed lighting systems comparison prepared by Quinn Ross Consultants Ltd dated 29/04/2021; Covering letter prepared by CBRE dated 28/04/2021.

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

- 4 The use hereby permitted shall not be carried out outside the following times 09:00 hours to 21:00 hours (Monday to Saturday) and 10:00 hours to 21:00 hours (Sunday and Bank Holiday).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 6 No coaches shall pick up or drop off visitors to the temporary use hereby approved.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 7 The number of visitors waiting to enter the temporary use hereby approved

shall be restricted to a maximum of 12 people.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

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.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer