

Miss Michelle Allison
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Application Ref: **2012/4422/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

24 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
183 Tottenham Court Road
London
W1T 7PE

Proposal:

Installation of a raised decked area and retractable canopy at rear ground floor level and timber decking at rear basement level to provide outdoor area to existing drinking establishment (Class A4) (Part Retrospective).

Drawing Nos: 12149-A100-OS Rev B, 12149-A100-BF, 12149-A100-GF, 12149-A100-BE1, 12149-A200-SIDE, 12149-A200-PO1(Rear elevation before works), 12149-A200-PO1 (Proposed rear elevation), 12149-A200-E02, 12149-A200-UE01 and Design and Access Statement

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 12149-A100-OS Rev B, 12149-A100-BF, 12149-A100-GF, 12149-A100-BE1, 2149-A200-SIDE, 12149-A200-PO1 (Rear elevation before works), 12149-A200-PO1 (Proposed rear elevation), 12149-A200-E02, 12149-A200-UE01 and Design and Access Statement

Reason:

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

- 3 The use of the raised decked area and rear yard area at basement level in connection with the public house (Use Class A4), hereby permitted is for a temporary period of 1 year from the date of this decision notice only and use of the raised decked area and rear yard area at basement level shall cease after this time unless a subsequent application for planning permission for its continued use has been approved.

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the use of the outdoor space, in order to ensure compliance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The raised decked area and rear yard area, for use in connection with the public house (Use Class A4), shall only be used during the hours of 11:00 to 22:30 Monday to Saturday and 11:00 to 22:00 on Sundays and Bank Holidays, outside these times the raised decked area and rear yard area shall not be used for any purpose.

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbour), DP 28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 5 No amplified music shall be audible on the terrace and no visual displays (e.g. TV's, projectors etc) shall be played on the terrace in such a way as to be audible within any neighbouring residential properties within Gordon Mansions 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 CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbour), DP 28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 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 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS9 (Achieving a successful Central London), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and Vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.
- 4 You are advised that this application relates solely to the retention of the rear raised decked area and canopy together with the installation of decking to the basement level. The air conditioning/extractor units which have been installed do not form part of this application. A separate application for planning permission is required, you are advised to contact the case officer Seonaid Carr (020 7974 2766)

to discuss further.

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