

Mr Stephen Matthews  
JWPC Ltd  
1, The Quadrangle  
Banbury Road  
Woodstock  
Oxfordshire  
OX20 1LH

Application Ref: **2011/3552/P**  
Please ask for: **Elizabeth Beaumont**  
Telephone: 020 7974 **5809**

15 November 2011

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**121 Holborn  
London  
EC1N 2TD**

Proposal:

Use of basement as a table tennis centre with ancillary cafe (Class D2) and installation of extract duct to rear courtyard.

Drawing Nos: Site location plan A; 002; 003; 004 Rev A; 005 Rev A; 006 Rev A; 007; Rear Extract elevation Statement; Acoustic Report (CS 7068) dated 2nd August 2011; Advanced air purification technology brochure; Capture Jet Canopy brochure; Kitchen extract specification; Mechanical services details dated April 2011; Sustainability Statement dated 17th October 2011; Bounce Community Works; Access Statement; Kitchen Extract Management Plan.

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 use hereby permitted shall not be carried out outside the following times Monday to Wednesday between 07:00hrs to 12:30hrs the following day, Thursday to Saturday between 07:00hrs to 01:30hrs the following day and Sunday between 07:00hrs to midnight.

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) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance 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 extract flue shall be provided with the emission control solutions as specified in the manufacturers details hereby approved and shall thereafter be regularly maintained in effective order in accordance with the management plan hereby approved. In the event that the extract flue is not provided with the emission control solutions or maintained in effective order primary cooking shall not take place at the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance 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.

- 5 Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used as an indoor sports centre and for no other purpose within that Class.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise and general disturbance and traffic congestion in accordance with 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.

- 6 The development shall be fully implemented in accordance with the Sustainability Statement dated 17/10/2011 hereby approved.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 (Tackling climate change through providing higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air Quality) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan A; 002; 003; 004 Rev A; 005 Rev A; 006 Rev A; 007; Rear Extract elevation Statement; Acoustic Report (CS 7068) dated 2nd August 2011; Advanced air purification technology brochure; Capture Jet Canopy brochure; Kitchen extract specification; Mechanical services details dated April 2011; Sustainability Statement dated 17th October 2011; Bounce Community Works; Access Statement; Kitchen Extract Management Plan.

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

- 8 Before the use commences, an acoustic report with details of the proposed flue, including an assessment of the impact on the nearest noise sensitive receptor and details of sound attenuation shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council. In the event that satisfactory details are not approved or the approved acoustic report is not complied with primary cooking shall not take place at the premises.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies 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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Councils Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 Councils 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Councils website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to [CS2 (Growth areas), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops), CS8 (Promoting a successful and inclusive Camden economy), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through providing higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP12 (Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses), DP15 (Community and leisure uses), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway

- network), DP22 (Promoting sustainable design and construction)
- 6 Continued...DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations - It is considered that the proposed use would not cause harm to the character, function, vitality and viability of the centre, the local or amenity of neighbours. The development would not have a detrimental impact on the transport network. The proposed flue would not have a detrimental impact on the character and appearance of the host building or the wider conservation area. The proposal includes a number of internal alterations which will improve the sustainability of the fabric of the building and use of the basement level.
- 7 The applicant is reminded that the café/refreshment area shown on the approved plans is ancillary to the use as a table tennis centre.

**Disclaimer**

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