

Mr Nick Priggen  
Gale Priggen & Co.  
Sardinia House  
52 Lincolns Inn Fields  
London  
WC2A 3LZ

Application Ref: **2012/1619/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

24 May 2012

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**

Address:  
**40 Great Russell Street**  
**London**  
**WC1B 3PH**

Proposal:  
Change of use of basement floor from office use (Class B1) to therapy use (Class D1).  
Drawing Nos: Site location plan; Proposed basement floor plan; existing basement floor plan; letter from applicant dated 6.3.12

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 Notwithstanding the provisions of Class D1 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 a health/medical service, and for no other purpose.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP15 (Community and leisure uses), DP19 (Managing the impact of parking) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Site location plan; Proposed basement floor plan; letter from applicant dated 6.3.12

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

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 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 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies CS1 (Distribution of

growth), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS14 (Promoting high quality places and conserving heritage / conservation areas) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP13 (Employment sites), DP15 (Community and leisure uses), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP19 (Managing the impact of parking) and DP26 (Managing the impact of development on occupiers and neighbours) and.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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