

Mr Andrew West
Studio:08 architecture + planning
Crows Nest
266 Stamford Hill
London
N16 6TU

Application Ref: **2012/0868/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

13 April 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:
**114-115 TOTTENHAM COURT ROAD
LONDON
W1T 5AH**

Proposal:
Change of use from language school (Class D1) to leisure facility (Class D2) at lower ground and ground floor levels.
Drawing Nos: PL29015-01; PL29015-02; PL29015-10PL29015-11

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: PL29015-01; PL29015-02; PL29015-10PL29015-11.

Reason:

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

- 3 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining] premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before the use commences sound insulation shall be provided for the building in accordance with a scheme to be approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 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 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. [Delegated]

The proposed development is in general accordance with the London Borough of

Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 (Managing the impact of growth and development) CS10 (Supporting community facilities and services) CS11 (Promoting sustainable and efficient travel) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP15 (Community and leisure uses) DP17 (Walking, cycling, and public transport) DP18 (Parking standards and limiting the availability of car parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The applicant is made aware that any alteration to the external appearance of the building (shopfront) would require full planning permission.

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