

Rolf Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZApplication Ref: **2011/1704/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

21 February 2012

Dear Sir/Madam

DECISIONTown 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:
**142 Shaftesbury Avenue and
36-38 West Street
London
WC2H 9NB**

Proposal:

Change of use from residential unit ancillary to public house (Class A4 and offices (Class B1) to provide 3 x 2 bed and 4 x studio units (Class C3) at 2nd and 3rd floor levels of 142 Shaftesbury Avenue and 1st, 2nd and 3rd floor levels of 36-38 West Street, change of use from offices (Class B1) to either restaurant (Class A3) or public house (Class A4) use at ground floor and basement levels of 36-38 West Street, including external alterations to shop front and basement and ground floor rear extension at 36-38 West Street.

Drawing Nos: Site Location Plan; 19992-01; -02; 03; 04; 05; -06; -10; -11; -12; -13; 19992-P01/J; P02/J; -03/J; 04/J; -05/J rev A; -06/J; -P10 rev A; -11 rev A; 19992-P12 rev B; 19992-P13 rev A; Lifetime homes Assessment; 19992; Ecohomes assessment 3289 2 august 2011.

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: Site Location Plan; 19992-01; -02; 03; 04; 05; -06; -10; -11; -12; -13; 19992-P01/J; P02/J; -03/J; 04/J; -05/J rev A; -06/J; -P10 rev A; -11 rev A; 19992-P12 rev B; 19992-P13 rev A; Lifetime homes Assessment; 19992; Ecohomes assessment 3289 2 august 2011.

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

- 3 The A4/A3 use hereby permitted at 36-38 West Street shall not be carried out outside the following times 10:00 to 23:30 Monday to Thursday, 10:00 to midnight Friday and Saturday and 12.00 to 23.00 Sunday.

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 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

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

- 5 All windows on the rear elevation, as denoted on approved plans 1992-P03/J; -P04/J; -P05/J rev A; and P12 rev B shall either be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed or angled windows shall be installed before occupation of the residential units hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and 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

- 6 The lifetime homes features and facilities, as indicated on the documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 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 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
- 4 With regard to condition no.6 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish

Collection) on 020 7974 6914/5. or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>

- 6 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 Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk
- 7 This permission is granted without prejudice to the necessity of obtaining planning permission for any proposed extract/ventilation ducts or other plant such as air conditioning units.
- 8 You are advised that condition 3 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444