

Carlsons Solicitors  
Whetstone House  
1-3 Oakleigh Road North  
LONDON  
N20 9HE

Application Ref: **2011/2449/P**  
Please ask for: **Ben Le Mare**  
Telephone: 020 7974 **1278**

24 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**

Address:  
**104A West End Lane,  
Camden Town,  
London,  
NW6 2LS**

Proposal:  
Change of use from restaurant (Class A3) to remote controlled mini-cab office (Class B1) at first floor level.  
Drawing Nos: Site Location Plan (1:1250); 101/2008; 103/2008.

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 (1:1250); 101/2008; 103/2008.

Reason:

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

- 3 The minicab office hereby permitted shall be used solely as a remote office. No fares shall be booked in person, no customers shall be picked up or dropped off directly outside the office at any time.

Reason: In order to protect the amenity of occupiers of surrounding residential premises and to prevent parking stress and congestion in the surrounding area, in accordance with the requirements of policies CS5 Managing the impact of growth of the London Borough of Camden Local Development Framework Core Strategy and , DP17 Walking, cycling and public transport and DP26 Managing the impact of development on occupiers and neighbours of the London Borough of Camden Local Development Framework Development Policies.

- 4 No taxi drivers shall visit the minicab office hereby permitted for any purpose other than to undertake administrative duties.

Reason: In order to protect the amenity of occupiers of surrounding residential premises and to prevent parking stress and congestion in the surrounding area, in accordance with the requirements of policies CS5 Managing the impact of growth of the London Borough of Camden Local Development Framework Core Strategy and , DP17 Walking, cycling and public transport and DP26 Managing the impact of development on occupiers and neighbours of the London Borough of Camden Local Development Framework Development Policies.

- 5 No signage associated with the minicab use hereby permitted shall be erected on the property.

Reason: In order to protect the amenity of occupiers of surrounding residential premises and to prevent parking stress and congestion in the surrounding area, in accordance with the requirements of policies CS5 Managing the impact of growth of the London Borough of Camden Local Development Framework Core Strategy and , DP17 Walking, cycling and public transport and DP26 Managing the impact of development on occupiers and neighbours of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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 CS5 Managing the impact of growth, CS7 Promoting Camden's centres

and shops, CS8 Promoting a successful and inclusive Camden economy and development and 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 DP10 Helping promoting small and independent shops, DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, DP13 Employment sites and premises, DP17 Walking, cycling and public transport and DP26 Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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).
- 3 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.
- 4 You are reminded that the ground floor of this property is A3 restaurant use and the Councils enforcement department are currently investigating the unlawful use of the ground floor as an A5 take away. Enforcement action may be taken.

**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***