

Mr Michael Mills
Firstplan
25 Floral Street
London
C2E 9DS

Application Ref: **2011/3965/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

4 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:

Unit 5

Victoria House

37 - 63 Southampton Row

London

WC1B 4DA

Proposal:

Change of use of ground floor level retail unit (Class A1) to restaurant / café use (Class A3).

Drawing Nos: Site Location Plan; 11.0360 FP:01 1:100@A3; 11.0360 FP:01 1:200@ A3;
11.0360 FP:02; Planning Statement; Farebrothers Marketing Statement;

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 8am - 12am Mondays to Sundays.

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 policy DP26 (Managing the impact of development on occupiers and neighbours) and DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Before the use commences, details of the extract ventilating system shall be submitted to and approved by the Council. Such works should be provided with acoustic isolation and sound attenuation in accordance with the scheme approved by the Council prior to occupation of the unit. The acoustic isolation 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 details are 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 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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 11.0360 FP:01 1:100@A3; 11.0360 FP:01 1:200@ A3; 11.0360 FP:02; Planning Statement; Farebrothers Marketing Statement;

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

Informative(s):

- 1 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.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 You are advised that this application solely relates to the change of use of Unit 5. Any internal alterations or installation of plant would require Listed Building Consent to be obtained prior to any works commencing on site.
- 4 You are advised that condition 2 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.
- 5 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS7 (Promoting Camdens centres and shops) and 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 DP10 (Helping and promoting small and independent shops), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP25 - Conserving Camdens heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP30 -(Shopfronts). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- It is considered that on balance, due to the marketing history and vacant period of 8 years in association to unit 5 that this particular application is acceptable in terms of land use policy and neighbourhood amenity in this instance. It is not considered that the proposal would harm the immediate area and bringing the unit back into a use contribute to the local character, function, vitality, viability and amenity of Southampton Row.

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