

Mrs Gebina Ham
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London
EC1N 7RJ

Application Ref: **2011/4395/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

2 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:
Kirkman House
12 - 14 Whitfield Street
London
W1T 2RF

Proposal:
Change of use of ground floor space from garage ancillary to Class B1 office use to use Class A1/A2/B1 flexible use.
Drawing Nos: Site Location Plan; 0551-002; 0551-100; 0551-101

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; 0551-002; 0551-100; 0551-101.

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 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 4 This permission does not relate to the installation of a new shopfront. A separate application for full planning permission with full details of the proposed shopfront should be submitted if any external alterations are required, please refer to Camden Planning Guidance - Design (CPG1) for guidance on shopfronts, which available online at www.camden.gov.uk/planning.
- 5 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 and development), CS7 (Promoting Camden's centres and shops), CS8 (Promoting a successful and inclusive Camden economy) and CS11 (Promoting sustainable and efficient travel); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP10 (Helping and promoting small and independent shops DP13 Employment premises and sites), DP18 (Managing the impact of parking) 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.

Disclaimer

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