

Mr Paul Clare
NBBDA Ltd
The Old Church
Palmerston Street
Bollington
Cheshire
SK10 5PX
SK10

Application Ref: **2011/1370/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

23 May 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:
**96 Finchley Road
London
NW3 5EL**

Proposal:
Change of use of part of ground floor from cinema (Class D2) to coffee shop (Class A1) with associated shopfront works and alterations to the Finchley Road elevation.

Drawing Nos: 2591/106A; 107; 732\SC-001; 1115/SC-002; 003; 004a; 005; 006; 007; 008; 009; 010g; 011c; 012d; 013; 014; 015; 017d; 101; 326a.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2591/106A; 107; 732\SC-001; 1115/SC-002; 003; 004a; 005; 006; 007; 008; 009; 010g; 011c; 012d; 013; 014; 015; 017d; 101; 326a.

Reason:

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

- 4 Notwithstanding the details on the approved third floor plan this planning permission does not give approval for replacement external air-conditioning plant to the building. Revised drawings showing the air-conditioning plant omitted shall be submitted to and approved by the Council prior to the commencement of development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the amenity of neighbouring occupiers in accordance with the requirements of policy 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 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 shops and centres), CS8 (Promoting a successful and inclusive Camden economy) 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 and promoting small and independent shops), DP15 Community and leisure uses, DP19 (Managing the impact of parking, DP24 Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours) and DP30 (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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).
- 4 You are advised, pursuant to condition 4, that any new or replacement external plant will require full planning permission prior to its installation. An application for any such plant will need to be accompanied by a full Acoustic Report.

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