

SLLB Architect Ltd
Dunluce House
4-8 Canfield Garden
Camden
NW6 3BS

Application Ref: **2009/3702/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

19 April 2010

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:
44-46 Belsize Lane
London
NW3 5AR

Proposal:
Change of use of ground floor and basement from a shop (Class A1) to a restaurant (Class A3) and associated plant.

Drawing Nos: EMTEC noise level survey; site location plan; EC101 ; EC302 ; EC201 ; EC301; A3PA302 ; A3P_A101revA ; A3P-A 301 rev A:

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 09:00 to 23:00 Mondays to Saturdays and 09:00 to 22:30 Sundays and Bank Holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to occupation of the unit details of the following shall be submitted to the Council for approval:
- a. Details demonstrating how the kitchen extract duct shall terminate at 1m above the eaves of the roof with an accelerator cone at the discharge end
 - b. Details of a scheme for the ventilation and filtration of fumes and cooking odours from the premises
 - c. A revised acoustic report and manufactures/ installation specifications of the ducting to be installed demonstrating how the Council's noise standards shall be met by the equipment.
- The development shall be carried out in accordance with the details thus approved and shall be permanently maintained and retained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No part of the private forecourt may be used for the placement of tables and chairs for the purposes of eating and drinking associated with the restaurant use hereby approved.

Reason: To safeguard the amenities of neighbours and the area generally in accordance with the requirements of policies SD6 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas), R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment), R7 (Protection of shopping frontages and local shops). Furthermore the proposal accords with the specific policy requirements in respect of the following principle consideration that the use as an A3 unit would not adversely impact the adjoining occupiers.
- 2 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 3 You are advised that if you intend to introduce signage an application for the proposed advertisement consent would need to be submitted and approved by the Council before the advertisement/signage can be displayed.
- 4 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 Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling
- 5 All future plant items to be associated with the residential accommodations of the application site shall refer to / use the lowest background noise level cited in this acoustic report to demonstrate that Camden's planning noise conditions would be met.
- 6 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 0207 974 6914 or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling.
- 7 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.
- 8 You are advised that any proposals to put tables and chairs on the public highway would require a permit. For further information please contact the Customer Service Team at the Planning and Public Protection division.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613