

Trevor Standen
RadcliffesLeBrasseur
5 Great College Street
LONDON
SW1P 3SJ

Application Ref: **2009/4151/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

15 January 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:

170A & 171 Drury Lane

London

WC2B 5QA

Proposal:

Change of use of ground floor shop (Class A1) and basement level financial and professional services use (Class A2) to mixed shop and restaurant/café uses (Class A1/A3), installation of new shopfront with associated louvre on front elevation and installation of three condenser units within rear basement service area.

Drawing Nos: 01-01; 01-02; 02-01 Rev B; 09-01; 09-02 Rev B; 1148; Drury Lane/FWP/001 Rev A; Drury Lane/FWP/003 Rev A; Drury Lane/FWP/004; Noise Assessment Ref 09090324; Letter from FWP UK LTD, dated 13/08/2009; Marketing Information from RIB, dated 25/11/2009; Marketing Information from Robin Calver, dated 27/11/2009.

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 policies B1 (General design principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The use hereby permitted shall not be carried out outside the following times 0900 to 0000 hours on all days.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours) and R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours) and R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance) and Appendix 1 (Noise and vibration thresholds) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The allocations of floorspace for both A1 (retail) and A3 (Restaurant/cafe) at ground and basement levels shall be implemented in accordance with approved drawing number 02-01 Rev B, and shall be retained and maintained as such thereafter.

Reason: To ensure a proportion of A1 (retail) floorspace is maintained on site in the interests of the retail character and function of the area, in accordance with policies R1 (Location of new retail and entertainment services), R2 (General Impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment) and R7 (Protection of shopping frontages and local shops)

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 Your attention is drawn to the need for compliance with the requirements of the Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 5613) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 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 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.
- 4 You are advised that condition 3 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 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.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England)

Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk).

- 7 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.
- 8 Reasons for granting permission.

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 SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance), B1 (General design principles), B4 (Shopfronts, advertisements and signs), B7 (Conservation areas), T2 (Capacity of transport provision), T3 (Pedestrians and cycling), T9 (Impact on parking), 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 uses), R7 (Protection of shopping frontages and local shops) and Appendix 1 (Noise and vibration thresholds). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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