

Miss Joanna Bowring
188 Barker Drive
London
NW1 0JF

Application Ref: **2009/3472/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

4 December 2009

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:

**343-349 Royal College Street &
112-116 Kentish Town Road
London
NW1 9QS**

Proposal:

Retention of change of use of lower ground, ground and mezzanine floors from retail (Class A1) to financial and professional services (Class A2) on Royal College Street elevation (at ground floor), restaurant (Class A3) on Kentish Town Road elevation (at lower ground and ground floor) and office (Class B1) uses on corner plot (at lower ground, ground and mezzanine).

Drawing Nos: Site Location Plan; 20006175.002/01; 20006175.004/01; 913-18; 915-19; 915-15; 915-16; 915-17; 915-22; 915-23; 915-24; Plant Noise Assessment A9186/R01-PW.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The Class A3 (restaurant and cafe) use hereby permitted (on the Kentish Town Road elevation at lower ground and ground floor level) shall not be carried out outside the following times 07.00 to 23.00 Mondays to Fridays and 09.00 to 23.00 on Saturdays, 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 (Amenity for Occupiers and Neighbours), R1B (Location of new food, drink and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 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 R1B (Location of new food, drink and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment) 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 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.

Informative(s):

- 1 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.
- 2 You are advised that condition 1 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.

- 3 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).
- 4 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.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste
- 6 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), T9 (Impact of 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), R7 (Retention of shopping frontages and local shops), E1 (Location of business uses), E2 (Retention of existing business uses), E3B (Specific business uses and areas - Light industrial uses in Kentish Town Area) 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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