

Trevor Standen  
RadcliffesLeBrasseur  
5 Great College Street  
LONDON  
SW1P 3SJ

Application Ref: **2009/1507/P**  
Please ask for: **Sharon O Connell**  
Telephone: 020 7974 **5101**

4 December 2009

Dear Sir

### **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:

**24 Torrington Place**

**London**

**WC1E 7HJ**

Proposal:

Retrospective change of use from shop (Class A1) to cafe/restaurant (Class A3) and alterations to the shopfront, including retention of retractable awning.

Drawing Nos: SITE LOCATION PLAN; PV/TOTT/11 R1E ZT; PVTORR-112AB; PV1; S1; SF11R1B; SF11R1C; SAMPLE MENU; SCHEDULE OF WORKS; LINCAT FUME FILTRATION SYSTEM; TILE SAMPLE.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 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 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The use hereby permitted shall not be carried out outside the following times 8am to 8pm Mondays to Saturdays and 10am to 7pm on 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 No deliveries to the premises shall take place before 7.30am Mondays to Saturdays and 9am on 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.

- 4 No tables and chairs shall be placed on the front forecourt before 7.30am Mondays to Saturdays and 9.30am on 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.

#### Informatives:

- 1 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 SD1c Access for All; SD1d Community safety; SD6 Amenity for occupiers and neighbours; SD7 Light, noise and vibration pollution; SD8 Disturbance; B1 General design principles; B3 Alterations and extensions; B4 Shopfronts, advertisements and signs; B6 Listed Buildings; B7 Conservation areas; R1B Food, drink and entertainment; R2 General impact of retail and entertainment uses; R7a Central London Frontages, Town Centres and Kings Cross. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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.

- 4 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.
- 5 You are advised that if works to alter the shopfront as shown on the approved drawings are not undertaken within 3 months of the date of the decision the Council will commence formal enforcement proceedings to remedy the breach of planning control with regards to the shopfront.
- 6 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](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling)
- 7 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.
- 8 You are requested to use all reasonable endeavours to ensure that deliveries to the premises and the laying out of tables and chairs on the forecourt are undertaken as quietly as possible, in order to minimise noise and disturbance to the occupiers of nearby residential premises.

### **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***