

Mr Yasin Abanur  
117 Kentish Town Road  
London  
NW1 8PB

Application Ref: **2008/4781/P**  
Please ask for: **Hannah Parker**  
Telephone: 020 7974 **6805**

2 November 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 and Warning of Enforcement Action**

Address:  
**117 Kentish Town Road**  
**London**  
**NW1 8PB**

Proposal:  
Change of use of ground floor from a retail unit (Use Class A1) to cafeteria (Use Class A3 - no primary cooking involved).

Drawing Nos: Receipt: Site Location Plan: Ground Floor: Existing Floor Plan, Ground floor Proposed

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

#### **Conditions and Reasons:**

- 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: 9am to 10pm Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, R1, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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, R1, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to the first beneficial use of the cafe hereby approved, the black film attached to the inside of the premises shall be removed. The glazing shall thereafter be maintained in clear glass.

Reason: To prevent harm to the street scene and the character, function vitality and viability of the centre in accordance compliance with policy R1A (shops and services), R2 (general impact of retail and entertainment uses), R7A (protection of shopping frontages and local shops) and SD6 (Amenity for Occupier and Neighbours) SD1D Quality of Life- Community safety.

- 5 Notwithstanding the provisions of Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any purpose other than as a cafe without primary cooking taking place at the premises.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises by reason of noise and fumes from cooking equipment in accordance with policies SD6 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 SD1 (quality of life) SD6 (amenity for occupiers and neighbours) R1 (location of new retail and entertainment uses) R7 (Protection of shopping frontages and local shops) B7 (conservation areas) R3 (assessment of food and drink uses) R7A (protection of shopping frontages) For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are advised that this once permission has been granted for the A3 use the use as a community meeting centre should cease. Therefore once this permission has been granted all conditions which have been attached to this permission must be complied with. If not enforcement action will be taken to ensure that its correct use is adhered to.
- 3 You are advised that if you intend to introduce signage a full application for the for the proposed development advertisement consent would need to be submitted and approved by the Council before the advertisement/signage can be displayed.
- 4 ENFORCEMENT ACTION TO BE TAKEN against the use of the premises as a community meeting centre.

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

- 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](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling)
- 6 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.

### **Disclaimer**

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