

Rolfe Judd Planning
Rolfe Judd Planning
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2009/2706/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

14 September 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:

144 Shaftesbury Avenue
London
WC2

Proposal:

Change of use from retail (Class A1) of first floor to dual use for either continued retail (Class A1) or office (Class B1) use.

Drawing Nos: Site Location Plan; L9910 1; L9910 2; P3926/P03

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).



Informative(s):

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 R2 (General impact of retail and entertainment uses), R7 (Protection of shopping frontages and local shops), R8 (Upper floors and shopfronts), E1 (Location of business uses) and B7 (Conservation area). 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 if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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