

Mr Owen Woodward
Montagu Evans LLP
Clarges House
6-12 Clarges Street
LONDON
W1J 8HB

Application Ref: **2009/1057/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

4 June 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:

**Unit 8
Basement and Ground Floor
121- 126 High Holborn
London
WC1V 6QA**

Proposal:

Change of use from shop (Class A1) to restaurant and café (Class A3) of unit 8 at basement and ground floor level on Southampton Place frontage.

Drawing Nos: Site Location Plan; 2047-SK-556 Rev A; 2047-SK-557 Rev B; 2047-SK-558 Rev A; 2047-SK-659; 2047-SK-660 Rev A.

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 The use hereby permitted shall not be carried out other than between the following times 08:00 to 23:30 Mondays to Thursdays, 08:00 to 00:00 Fridays and Saturdays and 08:00 to 22:30 on Sundays or 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 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 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No primary cooking shall take place within the A3 (Cafe/Restaurant) hereby approved.

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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.
- 2 Your attention is drawn to the need for compliance with the requirements of the Environmental Health Department and Consumer Protection Service (Pollution Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 6767) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

- 3 You are advised that a further application for planning permission would be required for any future installation of plant/equipment including ductwork to facilitate primary cooking. The application hereby approved does not make adequate provision for the extraction/ventilation of primary cooking and for this reason condition 5 is included.
- 4 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
- 5 The Council supports schemes for the recycling of bottles and cans and encourages all restaurants 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.
- 6 You are advised that planning permission would be required for any external alterations to the shopfront.
- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 9 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.
- 10 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 S11/12, SD1, SD6, SD7, SD8, B7, R1, R2, R3, R7 and Appendix 1. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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