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Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
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London WC1H 8ND

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www.camden.gov.uk/planning

W1 Studio  
70 Charlotte Street  
London  
W1T 4QG

Application Ref: **PSX0304158/P**  
Please ask for: **Kieron Hodgson**  
Telephone: 020 7974 2643

Date: **24 NOVEMBER 2003**

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 1992

### Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:  
**59 Endell Street**  
**London**  
**WC2**

Proposal:

Change of use of first floor for bar/restaurant (Class A3) to a 1 x 2 bedroom residential unit (Class C3), the erection of a new floor at the rear and associated internal alterations.

Drawing Nos: CG/ES-004A RevC, 005 RevC, 006 RevC, 008 RevC, 001, 0001, 003, 007 009, 0010, 7xA4 and 2xA3 Photos

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 five 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 Notwithstanding the details on the approved all the new windows shall be timber framed with a painted finish.

Reason: To protect and preserve the special interest of the grade II listed building and the character and appearance of the Covent Garden Conservation Area in accordance with Policies EN31 (Character and appearance of conservation areas) and EN38 (Preservation of listed buildings) of the adopted Camden Unitary Development Plan 2000.

- 3 Notwithstanding the details on the approved plans any new rainwater goods shall be metal and painted black. The new soffits and fascias should be constructed in timber.

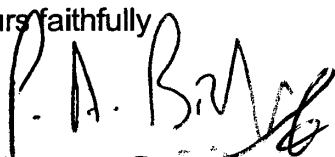
Reason: To protect and preserve the special interest of the listed building and the character and appearance of the Covent Garden Conservation Area in accordance with Policies EN31 (Character and appearance of conservation areas) and EN38 (Preservation of listed buildings) of the Camden Unitary Development Plan 2000.

- 4 The new windows at ground floor level in the north west and south east elevations of the rear extension shall be of a high level type and shall be a minimum of 1.6 metres above internal ground floor level. These windows should be of a fixed shut, none opening design and shall be permanently retained and maintained as such. The new windows at first floor level, on the north west elevation of the new residential extension hereby permitted shall be of a non-opening design and shall be permanently fixed shut and fitted with obscure glass which shall thereafter be permanently maintained as such. The new windows at first floor level in the south-east elevation of the new residential extension shall be obscure glazed and shall not open more than 100mm. The windows shall be fitted and thereafter permanently maintained as such.

Reason: To protect and preserve the amenities of nearby occupiers in accordance with Policies RE2 and HG12 of the adopted Camden Unitary Development Plan 2000.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

**STATEMENT OF APPLICANTS RIGHT OF APPEAL FOLLOWING  
REFUSAL OF LISTED BUILDING CONSENT, CONSERVATION AREA  
CONSENT OR CONSENT SUBJECT TO CONDITIONS AND OTHER  
INFORMATION.**

**1 Appeals to the Secretary of State**

If you are unhappy about the Council's decision to refuse listed building consent or conservation area consent for the proposed works or to grant consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

You must appeal within 3 months of the date of the decision notice using a form which is only available from: **The Planning Inspectorate, Room 325, Hawk Wing, Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.**

**2. Purchase Notice**

If listed building consent or conservation area consent is refused or granted subject to conditions whether by the local planning authority or the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of works which have been, or would be permitted, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**3. Compensation**

In certain circumstances a claim may be made against the local planning authority for compensation where consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in section 27 of the Planning (Listed Buildings and conservation Areas) Act 1990.

**4. Further Information**

This consent is given subject to due compliance with the Town and Country Planning Act, any local Acts, regulations, by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council there under.

Your attention is drawn to the London Building Acts 1930-39 (as amended), and the Building Regulations 1985 which must be complied with to the satisfaction of the Council's Building Control Section, 6<sup>th</sup> Floor, Camden Town Hall, Argyle Street, London WC1H 8ND (tel: 020 7974 6941).

I would also remind you that the Councils consent does not modify or affect any personal or restrictive covenants, easements, etc. applying to, or affecting, either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefits thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.