



ENVIRONMENT

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Fibben Fox Associates Ltd.,
Attn. M. Soanes REF: 2142/AP1,
31 The Broadway,
Woodford Green,
Essex
IG8 0HQ

Application No: PE9700702R3
Case File:H11/35/D

15th March 1999

**CERTIFIED A TRUE COPY
OF THE ORIGINAL**

Denton Hall 15.3.99
.....
DENTON HALL
FIVE CHANCERY LANE
CLIFFORD'S INN
LONDON EC4A 1BU
TEL: 071-242 1212

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
Suffolk Wharf, Jamestown Road and 287-289 Camden High Street
NW1

Date of Application : 03/11/1998

Proposal :

Redevelopment of the eastern part of the site by the erection of a four-storey building to accommodate class A3 (food and drink) on the ground floor, class A1 (retail) on part of the ground and first floors, class B1 (business purposes) on the upper floors. Use of the former lock-keeper's cottage as a canal information centre, as shown on drawing numbers: 100B, 101C, 102D, 103D, 104D, 105D, 106D, 107D, 108D, 109D, 110E, 111E, 112E, 113C,

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

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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Additional conditions:

- 1 The details of the elevations and facing materials to be used on the building shall not be otherwise than shall have been submitted to and approved by the Council before any work on the site is commenced. These should include detailed drawings at scale 1:50, with details at scale 1:5 as appropriate, including windows, entrances, balustrades, shopfronts, the free-standing canopy, the canopy attached to the commercial building and any structures related to it.
- 2 Details of the proposed roof plant shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced
- 3 No other external plant shall be provided on the site without details having been submitted to and approved by the Council.
- 4 The lighting and signage to be used in association with the development hereby approved shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced
- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council's Environment (Development Control) Sub-Committee.
- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation
- 7 Details of the provision for access for disabled persons in compliance with the provisions of Section 4 of the Chronically & Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987) shall not be otherwise than as shall have been approved by the Council before any work on the site is commenced



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- 8 The office accommodation hereby approved shall be built to B1 (c) standards and permanently retained as such.
- 9 The restaurant uses hereby permitted shall not be carried out outside the following times - 08.00 hours to 24.00 hours daily.
- 10 The second-floor flat roof area at the east end of the site shall be used only for the purposes of maintenance.
- 11 The glazing shown on the drawings hereby approved as being obscured shall be provided and permanently retained as such.
- 12 The development shall not be occupied before screens to the roof terraces have been erected in accordance with details which shall have been submitted to and approved by the Council.
- 13 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.
- 14 The use hereby permitted shall not begin until full details of the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.
- 15 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels (expressed in dab) at such locations. Where the noise form the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).
- 16 Before the restaurant use commences all plant and machinery shall be sound attenuated and isolated from the structure in accordance with a scheme to be submitted to and approved by the Council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises.

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- 17 All plant hereby approved in connection with the A3 uses shall only be operated during the restaurant opening hours.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building.
- 2 To ensure that the Council may be satisfied with the external appearance of the building.
- 3 To safeguard the appearance of the premises and the character and amenity of the immediate area.
- 4 To ensure that the Council may be satisfied with the external appearance of the building.
- 5 In order that the Council may give consideration to the details of the proposed development.
- 6 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme.
- 7 In order to ensure compliance with the terms of the Act and Regulations; and there is a statutory requirement to provide sanitary conveniences for people with disabilities in compliance with the provisions of Section 4 of the Chronically Sick and Disabled Persons Act 1970 and the 1985 Building Regulations (as amended by the Building (Disabled People) Regulations 1987). You are advised to consult the Streets Management Building Control Section, Camden Town Hall, Argyle Street WC1H 8EQ. (tel:0171 413 6100)
- 8 In order that the development may comply with the Council's policies in respect of employment uses.
- 9 To safeguard the amenities of the adjoining premises and the area generally.
- 10 To safeguard the amenities of the adjoining premises.
- 11 To safeguard the amenities of the adjoining premises.
- 12 To safeguard the amenities of the adjoining premises.

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Informatives (if applicable)

- 1 The applicant is reminded that the part of the building which is to be use for Class B1 (Business purposes), as defined in the Town and Country Planning (Use Classes) Order 1987, should be constructed in such a way and to a suitable standard to provide adequate facilities for the use of this space by the full range of land uses falling within that use class. As agreed in the letter from your agents Fibbins Fox and CZWG Architects in letters dated 23/1/98 and 22/1/98 respectively, you will provide details of the standards to be adopted in the development to the Local Planning authority.
- 2 You are advised that condition 9 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.
- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Traffic Management Service (tel: 071-860 5629) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.


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- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Service located at Camden Town Hall, Argyle Street, WC1H 8EQ. (tel: 0171-278 4444).
- 5 Your attention is drawn to the need to consult the Council's Waste Management Service, Camden Town Hall, Argyle Street London, WC1H 8EQ, (tel: 071-278 4444) regarding arrangements for the disposal of refuse.
- 6 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 7 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street Environment Service (Recycling) on 0171 485 1553.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 9 The applicants are strongly encouraged to undertake a BREEAM assessment of the B1 part of the development.

This application was dealt with by Jenny Reid on 0171 860 5809.

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)