



Camden

FILE

London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

Tel 071-278 4444
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ENVIRONMENT DEPARTMENT

Planning, Transport and Health Service

Head of Planning, Transport and Health Service . Richard Rawes BA Hons . MICE C.Eng Dip TE

C Frazer/P Trew
20-24 Emerald Street
LONDON
WC1N 3QA

Our Reference: PL/9300825/
Case File No: N15/4/C
Tel. Inqu:
Mary Samuel ext. 2672

Date: 29 SEP 1993

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 7th July 1993

Address : 20-24 Emerald Street, WC1

Proposal : Change of use of ground floor from Business (B1 in the 1987 Use Classes Order) to a Café (A3 in the same Order) / photographic gallery as shown on one drawing numbered EM/1 as revised by un-dated letter received on 24th August 1993

Standard Condition:

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

Reason for Standard Condition:

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

Additional Condition(s):

- 01 This permission shall be personal to Mr C Frazer and Mr P Trew during ~~his/her~~ their occupation and shall not enure for the benefit of the land. On ~~his/her~~ their vacating the premises the use shall revert to the lawful use for Business (B1) purposes.
- 02 No music shall be played on the premises in such a way as to be audible within any adjoining residential accommodation.
- 03 No kitchen ventilation flue shall be fixed on the external face of the building.

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(Cont.)

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Reason(s) for Additional Condition(s):

- 01 In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of Mr C Frazer and Mr P Trew vacating the premises.
- 02 To safeguard the amenities of the adjoining premises and the area generally.
- 03 Because it is considered that this would seriously detract from the appearance of the building.

Informative(s):

- 01 Your attention is drawn to the need to consult the Council's Engineering & Consumer Protection Service, Waste Management Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ, (tel: 071-278 4444), regarding arrangements for the disposal of refuse.
- 02 Your attention is drawn to the need for compliance with the requirements of the Council's Planning, Transport & Health Service, Pollution Team, Town Hall, Argyle Street entrance, Euston Road, WC1H 8EQ (tel: 071-278 4444), particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

Yours faithfully,


~~Head of Planning~~, Transport & Health Services
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.