

Tom Young
Tom Young Architects
19 Bassett Street
LONDON
NW5 4PG

Application Ref: **2007/1635/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

19 March 2008

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:
66 Mansfield Road
London
NW3 2HU

Proposal:
Change of use of ground floor from taxi office (sui generis) to cafe/restaurant (A3) and minor alterations to the shopfront.

Drawing Nos: A/1/01A; A/1/02; A/1/05b; A/2/01; A/2/05b (flue omitted); A/3/01a; A/3/05b.

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 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved in writing by the Council and the approved facility shall therefore be provided prior to the commencement of the use and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with the requirements of policies SD6, SD7, SD8, R3 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Before the use commences, 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 shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7, SD8, R3 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The use hereby permitted shall not be carried out outside the following times: 07:00 - 23:00 Monday to Saturday and 07:00 - 22:30 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1, B4 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 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, SD7, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development

Plan 2006.

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 SD6, SD7, SD8, B1, B4, B7, R3 and R7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 With regard to condition 3 of this condition, you are advised to install a carbon filter type system. Please liaise with the Environmental Health Team with regard to the type of information required in order to discharge the condition (contact 020 7974 6921)

3 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)

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