

Mr Charles Dicks
Civic Planning & Design Group
Civic House
35 Leckhampton Road
Cheltenham
GLOS
GL53 0BD

Application Ref: **2007/6133/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

29 February 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:

**70 Marchmont Street
London
WC1N 1AB**

Proposal:

Change of use of the basement from ancillary storage for the ground floor retail unit (Class A1) to education use (Class D1) to be used in conjunction with bookshop on the ground floor .

Drawing Nos: Site Location Plan; Existing Basement/Ground Floor Plan; and Proposed Existing/Ground Floor Plan.

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 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 policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The basement shall be used as a seminar room associated with the ground floor retail unit as hereby approved and for no other use including any other purpose within Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987 as amended, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise and general activity associated with alternative uses in compliance with policies SD6, R2 and R7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 This permission is personal to The Campus and shall endure for the period of their occupation only. On The Campus vacating the premises the use shall revert to the lawful use for retail (Class A1) purposes.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policies SD6, R2 and R7 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 S1.S2, SD1, SD3, SD6, B4, R2 and R7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk or on www.camden.gov.uk/planning)

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