

Val Tse
Burd Haward Architects
Unit 12 Utopia Village
7 Chalcot Road
LONDON
NW1 8LH

Application Ref: **2007/2644/P**
Please ask for: **Mary Samuel**
Telephone: 020 7974 **2516**

20 July 2007

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: **85B Fleet Road**
London
NW3 2QY

Proposal: Alterations to the front facade including the application of render to the brickwork, installation of new entrance door and enlarged window openings at ground and first floor level and installation of new rooflight with upstand all in connection with existing restaurant (Class A3).

Drawing Nos: 0723/E00; E01, E02, E03, E04, E06, P01, P02, P03, P04, and P06.

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 The new rooflight hereby approved shall remain shut between the hours of 22.00 and 08.00 the following day.

Reason: In order to prevent unreasonable noise nuisance to neighbouring premises in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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, B1, B3, SD6. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 If the replacement extract from the first floor kitchen, as shown on drawing no 0723/P03, is a like for like replacement planning permission is not required. If the extract is not like for like then it requires planning permission. You are advised that notwithstanding the details of drawing no. 0723/P03 this permission does not grant approval for the replacement extract from the first floor level kitchen. Full drawings showing its external appearance, specifications of the new machinery and an acoustic report to confirm that the noise levels from the new extract comply with the London Borough of Camden's noise standards must be submitted with such an application.

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

Yours faithfully

Robert Scowfield

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

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