

Soloman Ledeta
39 Bentinck House
White City Estate
LONDON
W12 7AR

Application Ref: **2007/1712/P**
Please ask for: **Thomas Smith**
Telephone: 020 7974 **5114**

29 May 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:
**174 Royal College Street
London
NW1 0SP**

Proposal:
Change of use from internet cafe (Class A1) at rear of ground floor to office (Class B1).
The application specifically states that the use is as an office and radio control room only for mini-cabs.

Drawing Nos: Site Location Plan; Existing Floor Plan; Proposed 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 In the event the premises are used for car-related business such as a booking office or radio control room for minicabs, no vehicles or drivers shall call at the premises at any time for the purpose of picking up or waiting for clients.

Reason: To ensure the use of the premises does not result in unreasonable traffic congestion and excessive on-street parking pressure in accordance with policies SD6 and T9 of the London Borough of Camden Unitary Development Plan 2006.

- 3 In the event the premises are used for car-related business such as a booking office or radio control room for minicabs, no casual or walk-in custom shall be solicited or provided service from the premises. No provision such as a customer waiting room, call bell, mini-com shall be made for casual or walk-in custom.

Reason: To ensure that the use of the premises does not adversely affect the adjoining premises/immediate area by reason of noise, anti-social behaviour, traffic congestion and excessive on-street parking pressure in accordance with policies SD6 and T9 of the London Borough of Camden Unitary Development Plan 2006.

- 4 No signage or advertisement publicising the use of the premises as an office used for booking or radio control of minicabs shall be displayed at the premises.

Reason: To ensure that the use of the premises does not adversely affect the adjoining premises/immediate area by reason of noise, anti-social behaviour, traffic congestion and excessive on-street parking pressure in accordance with policies SD6 and T9 of the London Borough of Camden 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, R7, T2, T3 and T9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 The permission provides for the use of the premises as an office, within which the booking and radio control of minicabs is permitted. Under no circumstances should customers or drivers of the minicab service call at the premises. The use of the premises as a customer waiting room or booking office for casual or walk-in custom would be contrary to the conditions of the permission and the use granted and be potentially subject to enforcement action.

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