

Mrs Meseret Balkew
Habesha Delicatessen
176a Royal College Street
LONDON
NW1 0SP

Application Ref: **2006/5502/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

20 February 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:

**176a Royal College Street
London
NW1 0SP**

Proposal:

Change of use of ground floor and basement from Office (Use Class B1) to cafe (Class A3) and retention of extract duct to rear.

Drawing Nos: Site Location Plan; Drawing No. J9569/HV/01; Basement Floor Plan Proposed Layout; Basement Floor Plan Existing Layout; Proposed Floor Plan; Ground Floor Plan Existing Layout; Memo from Environmental Health Team dated 26th September 2006; Figure 2B

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 use hereby permitted shall not be carried out outside the following times: 08:00 - 19:00 Mondays to Sundays. Reason: To safeguard the amenities of the adjoining residential premises and the area generally, in accordance with the requirements of policies SD6, R1, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 policy SD6 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No development shall take place until details of the provision to be made for the storage of refuse and recyclable materials have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the use hereby permitted commences and thereafter shall be made permanently available for the storage of refuse and recyclable materials only. Reason: To safeguard the amenity of the occupiers of adjoining premises and to ensure that there are adequate facilities for the storage and recycling of recoverable materials, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 No refuse or recyclable materials shall be stored on Royal College Street either on the highway or the pavement, other than on designated days of collection. Reason: In the interests of highway safety and the visual amenity of the area, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Prior to the commencement of development details of the existing method of sound-proofing between the ground and first floor of the building and any necessary upgrading required to achieve compliance with Part E of the Building Regulations (2000) shall be submitted to and approved in writing by the Local Planning Authority. Any upgrading required shall be carried out in accordance with the approved details before the use hereby permitted commences and shall be

permanently maintained thereafter. Reason: To safeguard the amenity of the occupiers of the residential accommodation on the upper floors of the building, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 All food and drink prepared on the premises shall be served for consumption on the premises and no takeaway or food distribution shall take place. Reason: In order to safeguard the amenity of the occupiers of adjoining premises, in accordance with policy SD6 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 SD1, SD6, SD7B, B1, B7, R1, R2, 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 You are advised that a bacterial or enzyme dosing unit should be fitted on all waste discharge points from kitchen sinks and floor drains prior to discharging to the public sewerage system. Further information can be obtained from Thames Water on 01923 898072.

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