
Supporting Statement

APPENDIX A

Previous consent dated 28th June 2006

Ref: 2006/1427/P



Becky Cocker (BC\P20000562\BC)
Building Design Partnership (BDP)
16 Brewhouse Yard
Clerkenwell
London
EC1V 4LJ

RECEIVED		LONDON
Job No	File	
06 JUL 2006		
Action:		
Info		
BDP		

Application Ref: **2006/1427/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

28 June 2006

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:
34-36 Jamestown Road
Camden
London
NW1 7BY

Proposal:

Additions and alterations including installation of plant, enclosure and associated works at roof level, extract duct on north elevation rising from ground floor to roof level in connection with restaurant at ground floor level and 8 no. satellite dishes at roof level.

Drawing Nos: Site Location Plan10D000; 500; 600; 20D500 revE; 20D600 revA; 10D601; 20D601 revA; 20D000 revG; 11D000 revA; Supporting Statement; Noise Assessment Report.

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 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 EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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. Where it is anticipated that any plant/equipment 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) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to 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 EN1, EN5, and EN7 of the London Borough of Camden Unitary Development Plan 2000 and policies SD6, SD7B, SD8 and Appendix 1, of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Before the use commences, the extract ventilating system and the air-condition plant shall be provided with acoustic isolation and sound attenuation in accordance with the scheme approved by the Council. The acoustic isolation 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 EN1, EN5 and EN7 of the London Borough of Camden Unitary Development Plan 2000 and policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Notwithstanding the information submitted for the kitchen extraction ducting hereby approved details of the secondary filtration system incorporating "Halton Vent Master Pollustop Model PS00 shall be submitted to and approved in writing by the local planning authority before the kitchen use is commenced.

Reason: To safeguard the amenities of the adjacent residential premises and the area generally in accordance with the requirements of policies RE2 and EN1 of the London Borough of Camden Unitary Development Plan 2000 and policies S1 and S2 of the Revised Deposit Draft as amended by the Proposed Modifications

agreed by the Council's Executive on 11th January 2006.

- 6 The ancillary staff restaurant hereby approved shall be used only in connection with the existing Class B1 offices and shall not operate outside the hours between 08.00 and 19.00 hours Mondays to Fridays. No deliveries shall take place on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining residential premise and the area generally in accordance with the requirements of policies EN1, EN5, EN7 and EN19 of the London Borough of Camden Unitary Development Plan 2000 and policy SD6 and SD7B of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

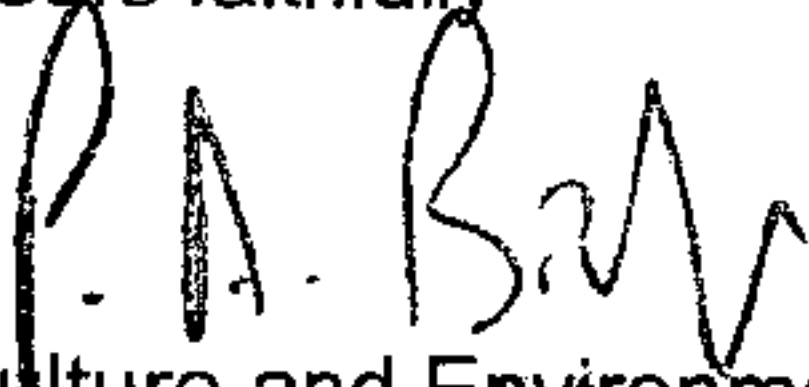
- 1 Your attention is drawn to the need for compliance with the requirements of the Environmental Health department and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 2090) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 2 On the 19th June 2006 the full Council of the London Borough of Camden agreed to adopt the Replacement Unitary Development Plan. It becomes the adopted plan for Camden on the 26th June 2006. In the interim, the Replacement UDP and the UDP Adopted 2000 are being used in reaching planning decisions. Policy references given in this notice are to the Replacement UDP policies, as those policies will guide the consideration of future submissions".
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN5, EN7, EN13, EN14, EN19, EN24, EN31 and PU8 and policies B1, B3, B5, B7, SD6, SD7B, SD8B of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 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 department, 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

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barlow'. The signature is written in a cursive style with a large initial 'P' and a distinct 'Barlow'.

Culture and Environment Directorate

(Duly authorised by the Council to sign this document)

Refusal of Planning Permission or Grant of Permission Subject To Conditions and Other Information

The Applicant's right to appeal and other information

1. Appeals to the Secretary of State

If you are unhappy about the Councils' decision to refuse planning permission or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of The Town and Country Planning Act 1990.

If you wish to appeal against the Councils decision you must do so using a form which is only available from The Planning Inspectorate, Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must submit your appeal within 6 months of the date of this decision.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not usually use this power unless there are special circumstances, which excuse any delay in giving notice of appeal.

2. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted.