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ENVIRONMENT

Development Control

Planning Services

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444

Fax 020 7974 1975

Axia Architects & Design
(Ref: 997/07/LBC/GDT)
10 Laystall Street
Clerkenwell
LONDON
EC1R 4PA

Application No: PS9804890//R3
Case File: P14/55/A

17th September 1999

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
33A Earlham Street and rear of 37 Neal Street, WC2

Date of Application : 22/07/1999

Proposal :
Change of use of and alterations to 33A Earlham Street from use as a retail shop (Class A1) to use as a refuse collection point and store, with a refuse compactor machine, for use by stores within the Thomas Neal Centre; together with change of use of and alterations to the existing refuse store at the rear of 37 Neal Street on Shorts Gardens to retail use, as an extension to the existing retail premises at 37 Neal Street,
as shown on drawing numbers: 992/01, 02B, 03, 04 & 05; SK2; 997/SK01 & 02A; Hann Tucker letter dated 12 May 1999, letter from Axia dated 22 July 1999 (excepting item 7) and as amended on 1 September 1999.

The Council has considered your application and decided to grant permission subject to the following conditions:

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Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The refuse compactor shall not be operated outside the hours of 7.00 am to 10.00 pm Mondays to Fridays and 9.00 am to 10.00 pm on Saturdays and Sundays, unless otherwise agreed by the Council.
- 2 Refuse collection from the refuse storage room hereby approved shall not take place outside the hours of 7.00 am to 10.00 pm Mondays to Fridays and 9.00 am to 10.00 on Saturdays and Sundays, unless otherwise agreed by the Council.
- 3 No rubbish shall be taken from premises in Thomas Neals Building to the refuse store hereby approved outside the hours of 7 am to midnight Mondays to Fridays and 9am to Midnight on Saturdays and Sundays.
- 4 The smells deriving from the refuse compactor and refuse storage operation must be minimised and contained by suitable and sufficient ventilation systems, to be approved by the Council prior to the change of use. These ventilation systems shall be provided so as not to cause detriment to the amenity of adjacent occupiers by way of any odours [items (5) and (6) of letter from Axia dated 22.7.1999]. The systems must operate in such a way that residents in the flats above the premises, or on the opposite side of the road are able to have open windows without suffering any loss of amenity from smells deriving from the premises.
- 5 The refuse facility hereby approved shall only be used by tenants and managers of the Thomas Neals Building.
- 6 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing ambient noise levels, expressed in dB(A), at such locations. Where the noise from plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A). For each of the octave band of centre frequencies 63Hz-8KHz inclusive, noise from all plant and machinery shall at all times add not more than one decibel to the ambient noise level expressed as L90 in the same octave band as measured 1 metre outside the window of any residential premises.

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- 7 The compactor system shall be provided with acoustic isolation, in accordance with the approved drawings and specifications, to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises. The acoustic isolation shall be retained permanently in good condition. The sound insulation as described in items (3) and (4) of letter from Axia dated 22.7.1999 shall be installed and retained.
- 8 No sound emanating from the refuse store use and related operations, including delivery and collection of refuse and operation of the compactor, shall be audible within any adjoining residential premises.
- 9 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.

Reasons for additional conditions:

- 1 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
- 2 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
- 3 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
- 4 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
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- 6 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
- 7 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.

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- 8 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.
- 9 To safeguard the amenities of the occupiers of the adjoining residential and retail premises and the area generally.

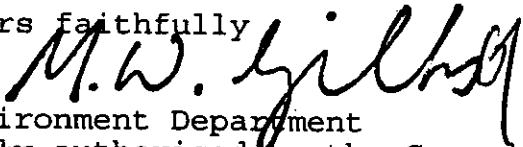
Informatives (if applicable)

- 1 You are informed that failure to comply with the requirements of any of the above conditions, in particular a failure which leads to harm to the residential amenity of occupiers of the adjoining flats, would be likely to result in a recommendation to the Environment (Development Control) Sub-Committee that a breach of condition notice be served to remedy the situation.

This application was dealt with by Jay Turner on 020 7974 2537.

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

Yours faithfully


Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU