

RECEIVED 20 MAY 2005



Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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www.camden.gov.uk/planning

(Ref: SAIL1168/NLP/mt)
Turley Associates Ltd
20 Dering Street
Hanover Square
London
W1S 1AJ
(Ref: SAIL1168/NLP)

Application Ref: **2004/1648/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

17 May 2005

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:
Unit 3
Aviation House
129-133 Kingsway
London
WC2B 6NH

Proposal:

Change of use of part basement area from ancillary retail (Use Class A1) to alternative uses as retail (Use Class A1), or restaurant (Use Class A3), or bar (Use Class A4), or leisure use (Use Class D2), or nightclub (Sui Generis).

Drawing Nos: Location Plan; AH/001, CHQ.03.5726-03, CHQ.03.5726-04, 05, 06, 3563/2000 and Acoustic 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 five



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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 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 3 No sound emanating from the uses hereby approved shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6, DS6 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 4 Before any of the A3, A4, D2 or Sui Generis uses hereby approved commences, details of the method of storage and waste removal (including recycled materials) shall be submitted to and approved by the Council and the approved method shall thereafter be maintained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6, DS6 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 5 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the service yard off Newton Street from 7am to 9.30am and 3pm to 11pm, and off High Holborn at other times. Goods shall not be transported from the Newton Street loading bay to the site by using the public highway.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy TR23 of the London Borough of Camden Unitary Development Plan 2000.

- 6 No persons/customers shall be on the premises in connection with the A3 and A4 uses hereby approved at the following times, between 11pm and 7am the following day and for the D2 and Sui Generis uses between 3am and 6pm and no sound emanating from these premises shall be audible within any adjoining premises between these hours or at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 7 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 policies RE2 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 8 The A3, A4, D2 and Sui Generis uses hereby permitted shall not begin until full details of the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant have been submitted to and approved by the Council and the development shall not be carried out otherwise than in accordance with any approval given.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6, DS6 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 9 Customers shall not access Newton Street from the basement uses hereby permitted other than in the event of an emergency.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 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 RE2; EN1; EN5; EN6; EN13; EN20; EN31; TR12; TR243; SH10; SH14; SH18; LC2; DS6; SCL2; DS5 and DS9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

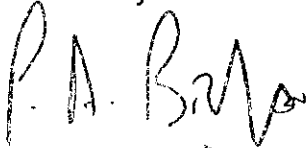
- 2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) Regulations 1992. Application forms may be obtained from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020-7278 4444 or email env.devcon@camden.gov.uk).
- 3 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well.

Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 020 7974 1553.

- 4 Town and country Planning (GPD) Order 1995 part 3 Class E.
The applicant is reminded that upon the date of 10 years from this consent, the lawful use of the premises shall be considered to be that for which the premises are being used at the time.
- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914.
- 6 You are reminded that alterations to the Kingsway entrance may require the submission of an application for planning permission.
- 7 You are advised that condition 6 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

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)