

Mr Nick Jenkins
Smith Jenkins Ltd
30A High Street
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1AF

Application Ref: **2014/4405/P**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

13 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Lynton House
7 - 12 Tavistock Square
London
WC1H 9LT

Proposal:

Change of use of part of the ground floor from office space (Class B1) to restaurant/cafe (Class A3) and the installation of new entrance doors and a ramp to the front elevation and the installation of a service door, grill platform, 4 external condenser units and extract fans to the rear elevation.

Drawing Nos: 6013(PL1), 6433/PNA Rev.1 (dated 10.09.2014), 6013 (PL3), Design & Access Statement, Proposed WC Extract Fan for Coffee Shop, 6013 (PL2), L857(M)-1AC:01, 6013 (PL6), 6013(PL5), 6013(PL10), Plant Noise Assessment rev.1 (ref. 6433/PNA) dated 10 September 2014).

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

6013(PL1), 6433/PNA Rev.1 (dated 10.09.2014), 6013 (PL3), Design & Access Statement, Proposed WC Extract Fan for Coffee Shop, 6013 (PL2), L857(M)-1AC:01, 6013 (PL6), 6013(PL5), 6013(PL10).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The use hereby permitted shall not be carried out outside the following times 0700-2000hrs Mondays to Saturdays and 0800-1800 on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the use commences or the plant hereby approved is operated, the air-conditioning plant shall be provided with acoustic isolation and sound attenuation in accordance with the Plant Noise Assessment rev.1 (ref. 6433/PNA) dated 10 September 2014). The air conditioning unit shall operate in accordance with the

approved acoustic isolation thereafter and be retained and maintained in effective working order.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 (or any part of it) is 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 premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The Class A3 use hereby approved shall not include any primary cooking, which for the purposes of this condition shall be taken to mean the application of heat for the purposes of cooking, or any deep frying.

Reason: The application does not include a high level duct to extract kitchen fumes and odours and without such a duct primary cooking of meat or fish or deep frying is likely to cause nuisance in the form of fumes and odours, resulting in unacceptable impact on the amenities of the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including entrance steps and associated handrails.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To ensure that the external layout of the building provides flexibility for the accessibility of customers, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 You are advised that condition 4 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.
- 4 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 0207 974 6914 or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment