

Mr Andrew Telling
Accord Architecture Ltd
Compton House
Walnut Tree Close
Guildford
Surrey
GU1 4TX United Kingdom

Application Ref: **2014/6704/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

12 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
190 Drury Lane
London
WC2B 5QD

Proposal:
Change of use of ground floor and basement from retail (Class A1) to financial/professional (Class A2).

Drawing Nos: Site location plan, (1325-PL) 1100, 1210 and 1211.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, (1325-PL) 1100, 1210 and 1211.

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

Informative(s):

- 1 Reasons for granting permission.

The change of use from A1 to A2 is considered appropriate in this location on a secondary frontage in the Central London area. Policy CS7 states that the Council will ensure that developments in its centres are appropriate to the character, size and role of the centre in which it is located. This policy explicitly states that shop and service uses (in Classes A1 and A2) are considered suitable for all levels of centres. The unit has been vacant since 2012 and the proposed use as A2 financial/professional would bring it back into use.

As no external changes are proposed the development would have no impact on the current daylight, sunlight, privacy or outlook felt by neighbouring properties. It is likely that the proposed financial and professional services would have a similar footfall to the shop use and significant noise is not often associated with such a use.

14 neighbours were consulted and a site notice and press notice were displayed. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS7, CS9 and CS8 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, and 4.7- 4.8 of the London Plan 2011; and paragraphs 14, 17 and 23 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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