

Mr Bhoseok Nam
MZA Planning Ltd.
14 Devonshire Mews
London
W4 2HA

Application Ref: **2013/1804/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

26 July 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
218 Kilburn High Road
London
NW6 4JH

Proposal:
Change of use from retail shop (Class A1) to hot food takeaway (Class A5), installation of new entrance doors and installation of extract duct on rear elevation.

Drawing Nos: 6219-P-01; 6219-P-02-D; Design and Access Statement by MZA Planning ref: YM/Mansoor/0113/hb; Acoustic Report Summary by clement acoustics ref: 8085-130326-L1 dated 26 March 2013; Noise Impact Assessment by Practical Acoustics ref: 5707.NIA.01 dated 24 October 2011.

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 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: 6219-P-01; 6219-P-02-D; Design and Access Statement by MZA Planning ref: YM/Mansoor/01113/hb; Acoustic Report Summary by clement acoustics ref: 8085-130326-L1 dated 26 March 2013; Noise Impact Assessment by Practical Acoustics ref: 5707.NIA.01 dated 24 October 2011.

Reason:

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

- 4 The approved extract duct and its fittings and fixtures shall be finished in black The duct shall remain in finished in black for as long as it is retained.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The use hereby permitted shall not be carried out outside the following times 11:00- 00:00 Mondays to Sundays including Bank Holidays.

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 policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials and servicing, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of the use and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste and servicing has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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.

- 9 Before the use commences, all plant and ducting shall be provided with acoustic and vibration isolation and sound attenuation measures in accordance with the Acoustic Report Summary by clement acoustics ref: 8085-130326-L1 dated 26 March 2013, the Design and Access Statement by MZA Planning ref: YM/Mansoor/0113/hb and the Noise Impact Assessment by Practical Acoustics ref: 5707.NIA.01 dated 24 October 2011 approved by the Council. All such measures shall thereafter be retained and maintained in accordance with the manufacturers recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

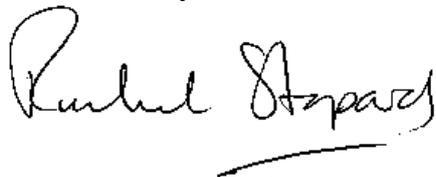
Informative(s):

- 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 in order to comply with Condition 5 no customers shall be on the premises and no noise generating activities associated with the use are permitted outside these hours.

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.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.