

Miss Caroline Harper
JLL
30 Warwick Street
London
W1B 5NH

Application Ref: **2014/5205/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

24 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Weve Ltd
Prospect House
100 New Oxford Street
London
WC1A 1HB

Proposal:

Change of use of ground floor from B1(a)offices to 2 x A1(shops) at 94 and 96 and 1 x Class A3 (restaurants and cafes) at 90/92 including basement and shopfront alterations.

Drawing Nos: OS Plan GA-EX-01, Basement plan proposed GA-BA-01 Rev 5 (dated 24/11/2014), Basement plan existing GA-BA-EX, Ground floor proposed plan GA-00-01 Rev 5, Existing ground floor layout GA-EX-02, Retail entrance sections EX-01-01, Bainbridge street elevations EL-PR-02 Rev 2, Front elevations proposed EL-PR-01 Rev 1, Front and rear elevations EL-EX-01, Planning Statement, Rear Elevation: Bainbridge Street

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 :

OS Plan GA-EX-01, Basement plan proposed GA-BA-01 Rev 5 (dated 24/11/2014), Basement plan existing GA-BA-EX, Ground floor proposed plan GA-00-01 Rev 5, Existing ground floor layout GA-EX-02, Retail entrance sections EX-01-01, Bainbridge street elevations EL-PR-02 Rev 2, Front elevations proposed EL-PR-01 Rev 1, Front and rear elevations EL-EX-01, Planning Statement, Rear Elevation: Bainbridge Street

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

- 4 The restaurant/café use (A3) hereby approved shall not operate outside the following times: 08:00 to 23:00 Mondays to Saturdays and 08:00 to 23:00 Sundays and 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 policy DP12, DP26 and DP28 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 DP12, DP26 and DP28 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 The three units hereby approved shall be retained as separate commercial units and shall not undergo lateral conversion, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the unit and to ensure limited impact on the local transport network as well as the character, function and vitality of New Oxford Street frontage and Fitzrovia in accordance with the requirements of policies CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP10, DP12 and DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development commences details of the location, servicing and method of waste storage and removal including recycled materials, 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 any of the new units and permanently retained thereafter.

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

- 9 The proposed A3 use shall be used solely in conjunction with the existing internal extraction system as detailed in plan Rear Elevation: Bainbridge Street.

Reason: To safeguard the appearance of the building and protect the amenity of nearby residential units as required by policies CS14 of the Core Strategy and DP24 of the 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 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 Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 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 Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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



Ed Watson
Director of Culture & Environment