

Ms Kate Matthews
Firstplan Ltd
Golden Cross House
8 Duncannon Street
London
WC2N 4JF

Application Ref: **2014/6620/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kentish Town Underground Station
276 Kentish Town Road
London
NW5 2AA

Proposal:

Alterations to entrance and front elevation, erection of rear extension at first floor level, alterations to rear elevation, installation of secondary access staircase in rear lightwell and installation of plant at roof level in connection with proposed use of part of station building (sui generis) as a restaurant (A3 use).

Drawing Nos: Location Plan, (01)01; 02 Rev B 03; 04; 31, (03)01 Rev B; 03; 04; 05, (04)12, (06)01; 02; 03; 04; 05; 06; 09, (24)05, Plant Noise Assessment (Report 6466/PNA) 17 October 2014 Rev 1 and Planning, Design and Access Statement (14118) October 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 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 Location Plan, (01)01; 02 Rev B 03; 04; 31, (03)01 Rev B; 03; 04; 05, (04)12, (06)01; 02; 03; 04; 05; 06; 09, (24)05, Plant Noise Assessment (Report 6466/PNA) 17 October 2014 Rev 1 and Planning, Design and Access Statement (14118) October 2014.

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 10:00 to 00:00 Mondays to Thursdays, 10:00 to 00:30 on Fridays and Saturdays and 10:00 to 23:00 on 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 DP26, DP28 and DP12 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 The installation is to be carried out with regard to the noise criteria set out in the applicant's 'Plant Noise Assessment' Ref: 6466/PNA Rev 1 dated 17th October 2014 and additional steps to mitigate noise shall be taken as necessary. Approved details shall be implemented prior to commissioning of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site & surrounding premises is not adversely affected by noise from plant equipment.

- 7 Prior to the first occupation of the development, full details of the screening enclosure for the plant equipment including the materials used and the height and location proposed, shall be submitted to and approved in writing by the local planning authority. The screening approved shall be erected on the roof of the building prior to commencement of use of the approved use and shall be permanently 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.

- 8 The proposed stair lift for wheelchair access to the front entrance of the approved restaurant use (as shown on drawing numbers (01)02 Rev B and (03)01 Rev B) shall be stored within the steps of the building and not on the public highway when it is not in use.

Reason: To avoid obstruction of the adjacent footpath to the detriment of pedestrians and highway safety and to be in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 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.

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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment