

Mr. Miles Broe
M B Design and Build Ltd
Suite 18
Innovation Centre
Falmer
Brighton
East Sussex
BN1 9SB

Application Ref: **2015/0987/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

14 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
BT Telephone Kiosk
Opposite Hotel Russell
North side of Russell Square
London
WC1B 5BE

Proposal: Change of use of BT telephone box to self-contained retail kiosk (Class A1)

Drawing Nos: EX01A, PL01A, PL03, GGF Toughened Glass specification, Piper toughened glass specification, Details of replacement glazing (ref 9232/MB/FB) and Design and Access and Heritage Statement (ref 9232-16.7/MB/FB)

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 policies 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: EX01A, PL01A, PL03, GGF Toughened Glass specification, Piper toughened glass specification, Details of replacement glazing (ref 9232/MB/FB) and Design and Access and Heritage Statement (ref 9232-16.7/MB/FB)

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

- 4 No tables, chairs, bins or A-boards shall be placed on the public highway without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17, DP24 and DP25 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 0800 to 1800 hours Mondays to Fridays, 0800 to 1900 hours on Saturdays and 0800 to 1800 hours 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 of the London Borough of Camden Local Development Framework Development Policies.

- 6 This permission is personal to Thinking Outside the Box and shall endure for the period of their occupation only. On Thinking Outside the Box vacating the kiosk the use shall revert to the lawful use as a telephone box.

Reason: In recognition of the special circumstances of the applicant/intended occupier and to accord with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The self-contained modular retail unit hereby approved shall be removed from the kiosk as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No primary cooking shall take place on the premises.

Reason: To safeguard the amenities of 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.

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 you would require advertisement consent and listed building consent to display any advertisements. The display of an advertisement without consent is a criminal offence under Section 224(3) of the Town and Country Planning Act 1990. Under Section 225 of the Town and Country Planning Act, Section 10 of the London Local Authorities Act 1995 and Section 11 of the London Local Authorities Act 1995 the Council has powers to enter the land and remove the display. As such, the Council will commence prosecution/action to secure the removal of any advertisements.
- 4 You are advised that trading from the highway requires a trading licence and the retail kiosk proposed needs to be designated for street trading by the Council's licensing committee.

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 flourish at the end.

Ed Watson
Director of Culture & Environment