

Mr. Brian Madge
bmltd
20 Westmead Road
Sutton
Surrey
SM1 4JT

Application Ref: **2014/5919/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
29 High Holborn
London
WC1V 6AZ

Proposal:

Variation of condition 3 (development in accordance with approved plans) of planning permission ref 2013/2477/P dated 23/10/13 (for Change of use of basement and ground floor from bank (Class A2) to restaurant (Class A3) with elevational alterations), to provide double doors in front elevation to improve access to basement

Drawing Nos: PL100, PL200, Location Plan, Planning Statement, Block Plan, 07, 03C, 09A, 05C, 06B, 08A, 09A, 04F.

CST Environmental & Acoustic Consultants Environmental Report (Acoustics and Odour Control Revision 1) September 2013 Issue 2.0.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 3 of the planning permission granted on 23rd October 2013 under reference number 2013/2477/P shall be replaced by the following condition:



REPLACEMENT CONDITION 3-

The development hereby permitted shall be carried out in accordance with the following approved plans:

PL100, PL200, Location Plan, Planning Statement, Block Plan, 07, 03C, 09A, 05C, 06B, 08A, 09A, 04F. CST Environmental & Acoustic Consultants Environmental Report (Acoustics and Odour Control Revision 1) September 2013 Issue 2.0.

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

Informative(s):

1 Reasons for granting permission.

The proposed ground floor shop front alteration is not considered harmful to the character and appearance of the host and adjacent buildings and the Bloomsbury Conservation Area and is considered appropriate in terms of design, scale and materials and in keeping with the commercial identity of this street in accordance with the Camden Planning Guidance.

The site's planning history has been taken into account when coming to this decision. No objections have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

2 This approval under Section 73 of the 1990 Act, effectively varying the relevant condition of the previous planning permission, is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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