

Mr Matthew Harris
Planet of the Grapes Ltd
9 New Oxford Street
London
WC1A 1BA

Application Ref: **2014/4428/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
19-21 Sicilian Avenue
London
WC1A 2QH

Proposal:
Change of use from retail (Class A1) to mixed retail (Class A1/) Café/bar/Sui Generis use;
replacement of signage to front elevation and installation of extraction fan including air
condition units at basement floor level rear.

Drawing Nos: Location plan - A(03)020; A(03)1099; A(03)1100; A(03)1101; A(03)1102;
A(03)1103; A(03)1104 Rev 01; A(03)1105; A(04)606; A(04)1100 Rev 02; A(05)1100;
A(05)1101; A(05)1102; LDC/PG/SA2; Acoustic Noise Report (ref. 140813-002A) dated
September 2014, Sicilian Avenue Signage, Banners & Parasols Guide, (ref.
3870_L01_012_05 15/09/11); Design & Access Statement, Rev_01 3/07/14.

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 [Location plan - A(03)020; A(03)1099; A(03)1100; A(03)1101; A(03)1102; A(03)1103; A(03)1104 Rev 01; A(03)1105; A(04)606; A(04)1100 Rev 02; A(05)1100; A(05)1101; A(05)1102; LDC/PG/SA2; Acoustic Noise Report (ref. 140813-002A) dated September 2014, Sicilian Avenue Signage, Banners & Parasols Guide, (ref. 3870_L01_012_05 15/09/11); Design & Access Statement, Rev_01 3/07/14.]

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

- 4 The basement and ground floor Sui generis unit shown on the approved plans shall not be open to customers outside of the following times: 09.00 - 23.00 on Mondays to Fridays, 09.00 - 24.00 Saturdays and 12:00 noon - 22.00 Sundays and public holidays; unless with the prior written consent of the local planning authority. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours.

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.

- 5 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.

- 6 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.

- 7 There shall be no customers present in the promenade area in connection with the Sui generis use shown on the approved plans outside of the following hours: 2100 hours - 0900 hours on any day.

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 DP10 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the air conditioning units hereby approved are brought into operation they shall be provided with acoustic isolation in accordance with the submitted "Noise Impact Assessment Report, Report ref. 140813-002A, dated September 2014 by ACA Acoustics Limited hereby approved by the Council. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 Noise and Licensing Enforcement Team, 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 condition 4 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 4 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>.
- 5 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>.
- 6 You are advised that condition 7 means that no customers shall be on the promenade area shown on the approved plans in connection with the Sui generis use otherwise than within the permitted time.

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