

Ms Liming Tank  
Pascall + Waston  
The Warehouses  
10 Black Friars Lane  
London  
EC4V 6ER

Application Ref: **2015/2939/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

20 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Headland House**  
**308 Gray's Inn Road**  
**London**  
**WC1X 8DP**

Proposal:

Change of use of ground floor from office (class B1) to café/restaurant (class A3), a ground floor rear extension and modernisation of the upper floors and frontages of the building.

Drawing Nos: 0000 Rev B; 0001 Rev B; 0002 Rev B; 0003; 0100 Rev E; 0101 Rev G; 0102 Rev F; 0103 Rev D; 0104 Rev D; 0105 Rev D; 0106 Rev D; 0107 Rev D; 0110 Rev B; 0111 Rev B; 0112 Rev C; 0113 Rev C; 0114 Rev C; 0120 Rev B; 0121; Acoustic Planning Report (project number 1515269) dated 28/05/2015 and Design and Access Statement Rev A dated 22/05/2015.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Elevation drawings of new shopfronts to Gray's Inn Road and Acton Street at a scale of 1:20;
  - b) Manufacturer's specification details of all facing materials to new shopfronts (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 All new external work, apart from the proposed alterations to the front and side facade, 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 0000 Rev B; 0001 Rev B; 0002 Rev B; 0003; 0100 Rev E; 0101 Rev G; 0102 Rev F; 0103 Rev D; 0104 Rev D; 0105 Rev D; 0106 Rev D; 0107 Rev D; 0110 Rev B; 0111 Rev B; 0112 Rev C; 0113 Rev C; 0114 Rev C; 0120 Rev B; 0121; Acoustic Planning Report (project number 1515269) dated 28/05/2015 and Design and Access Statement Rev A dated 22/05/2015.

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

- 5 The use hereby permitted shall not be carried out outside the following times 07:30 to 23:00 Mondays to Fridays and 11:00 to 23:00 on Saturdays, 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.

- 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 The installation of plant equipment is to be carried out with regard to the noise criteria set out in the applicant's 'Acoustic Planning Report ref: 1515269' dated 28/05/2015 and additional steps to mitigate noise shall be taken as necessary. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating at maximum capacity. 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.

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 flourish at the end.

Ed Watson  
Director of Culture & Environment