

Miss Federica Ambrosini  
JLL  
30 Warwick Street  
London  
W1B 5NH

Application Ref: **2015/0358/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

23 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**15-17 Leeke Street**  
**London**  
**WC1X 9HY**

Proposal:  
Change of use from restaurant (Class A3) to office accommodation (Class B1a)  
Drawing Nos: Site Location Plan, Existing Ground-First floor (dated 07.03.2015), Proposed Ground-First floor (dated 07.03.2015), Existing-Proposed Bike Rail (dated 15.05.2015), Existing-Proposed Entrance (dated 08.05.2015), Design and Access Statement (ref: 1000095636), Construction Method Statement (prepared by Fiducia Interiors Ltd).

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 and documents: Site Location Plan, Existing Ground-First floor (dated 07.03.2015), Proposed Ground-First floor (dated 07.03.2015), Existing-Proposed Bike Rail (dated 15.05.2015), Existing-Proposed Entrance (dated 08.05.2015), Design and Access Statement (ref: 1000095636), Construction Method Statement (prepared by Fiducia Interiors Ltd).

Reason:

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

- 4 Bicycle stands shall be provided in the approved locations prior to the first occupation of the site and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The measures contained in the Construction Method Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect the pedestrian environment and the amenity of the area generally in accordance with policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) 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



Ed Watson  
Director of Culture & Environment