

Mr Jonathan Phillips  
Meeson Williams Phillips Ltd  
7 Court Farm Barns  
Medcroft Road  
Tackley  
Oxford  
Oxfordshire  
OX5 3AL

Application Ref: **2014/3142/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

8 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**106 Camley Street**  
**London**  
**N1C 4PG**

Proposal:  
Retention of portacabin and roof mounted air conditioning units in car park to provide a taxi club (Sui Generis) containing cafe and WC facilities  
Drawing Nos: 1540-01, Site Location Plan, Noise Assessment March 2014, Planning Statement April 2014.

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

Condition(s) and Reason(s):

- 1 The building hereby permitted is for a temporary period only and shall be removed on or before 8 October 2018.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy



DP24 of the London Borough of Camden Local Development Framework Development Policies.

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

1540-01, Site Location Plan, Noise Assessment March 2014, Planning Statement April 2014.

Reason:

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in compliance with Policies CPG 6 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No vehicle engines shall be left running while vehicles used in conjunction with the development are stationary at the site.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise or fumes, in compliance with Policies CPG 6 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No driver of any vehicle used in connection with the development nor any customer of the business shall visit the premises for the purpose of waiting or taking instruction, collecting clients from the premises or for any other purpose.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, in compliance with Policies CPG 6 and DP16, DP19, DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The single-storey portacabin clubhouse building provides restroom facilities, refreshments and toilets for use by its members comprising local Black Cab drivers; staff at the Booker warehouse; local workers and residents; and Metropolitan and British Transport Police. The building is located to the rear of the

car park in the south-eastern corner of the Booker site. The building is shielded from principal views by the vast Booker Cash & Carry warehouse building and surrounding commercial buildings. The building is partially visible from properties on the western side of Camley Street. The building has the appearance of a temporary structure and is therefore it is considered that permission should be granted on a temporary basis to continually assess the potential harm to the surrounding area.

Similar facilities to those being considered were previously available at 103 Camley Street (ref. P9601594 approved in 1996) until recently when that site was redeveloped. The proposal would not therefore generate any new or additional trips in the local area and therefore no highway issues are raised. A condition is attached to prevent taxi pick up and drop offs at the site. .

There are two AC Units on the roof of the building. The Environmental Health Officer has no objection to the acoustic information submitted subject to conditions. The operation of these units would not result in noise nuisance for neighbouring residents.

The planning history of the site were taken into account when coming to this decision. 71 neighbouring occupiers were consulted on the application. One objection was received prior to making this decision and taken into consideration.

The proposed development is in general accordance with Policies CS1, CS5, CS7, CS8 and CS9, CS11 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP16, DP19, DP 24, DP 26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 4.2 and 4.3 of the London Plan 2015; and the provisions of paragraphs 17, 18, 20 and 23 of the National Planning Policy Framework 2012.

- 2 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).
- 3 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment