

# 170A/171 DRURY LANE LONDON

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## PLANNING STATEMENT

PREPARED BY PEGASUS GROUP | PIZZA PILGRIMS LTD | OCTOBER 2015 | LON.0550

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# **PLANNING APPLICATION FOR THE CHANGE OF USE FROM MIXED A1/A3 (SUI GENERIS) TO CLASS A3 (RESTAURANT AND CAFÉ).**

## **PLANNING STATEMENT**

**170A/171 DRURY LANE, LONDON, W2B 5PD**

**ON BEHALF OF PIZZA PILGRIMS LTD**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Prepared by: JT/JEB (Rev A)**

### **Pegasus Group**

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## **1. INTRODUCTION**

- 1.1 This Planning Statement has been prepared on behalf of Pizza Pilgrims Ltd ('the Applicant') in support of a planning application for the change of use of 170a/171 Drury Lane, London, W2B 5PD ('the application site') from Mixed Class A1/A3 (Sui Generis) to Class A3 (Restaurant and Café) Use.
- 1.2 The application site is located within a vibrant retail and commercial area forming part of the Central Activity Zone (Covent Garden). It is proposed to change the use of the existing Café Mode (Mixed A1/A3 Use), who are shortly to vacate the property, and open the unit as Pizza Pilgrims, a pizza café/restaurant (Class A3). Pizza Pilgrim use fresh ingredients of the highest quality to ensure an excellent service for customers.
- 1.3 In addition to providing a description of the proposed development, this Planning Statement principally sets out the background to the site including the planning history and planning policy framework. The main planning justification section then explores whether the proposal is compliant with the policies in national and local planning policy.

## **2. SITE DESCRIPTION**

- 2.1 The application site comprises the ground floor of No.170a/171 on the eastern side of Drury Lane, currently a Mixed A1/A3 (Sui Generis) Use. The site forms one element of a 5-storey building with numerous retail / commercial uses at ground floor level and office accommodation above. Immediately adjacent to the application site to the north (No.172) is an entrance to office accommodation above (Class B1 Business) with a hairdresser (Class A1 Shops) adjacent to the south (No.170).
- 2.2 The surrounding area is predominately characterised by a mix of uses, with retail and commercial uses being located on the ground floors, with a variety of residential and office uses on the upper floors.
- 2.3 The application site is located within the London Borough of Camden. It is not statutory or locally listed; it does however lie within the Seven Dials (Covent Garden) Conservation Area, as defined by the Camden Policies Map (2010).
- 2.4 The site is within the Core Central Activities Zone (CAZ) and the Covent Garden Area Secondary Frontage.
- 2.5 Photographs of the site and surrounding area are provided at Appendix 1.

## **APPENDIX 1-PHOTOGRAPHS OF APPLICATION SITE AND SURROUNDING AREA**



### 3. DEVELOPMENT PROPOSAL

- 3.1 The planning application seeks the change of use of the ground floor of No.170a/171 from the existing Mixed A1/A3 (Sui Generis) Use to Class A3 (Restaurant and Cafe) Use. This change of use is in order to facilitate the future of the unit by Pizza Pilgrims Ltd, a pizza restaurant/café.
- 3.2 Pizza Pilgrims serves Napoli inspired street food. The pizzas are made from high quality fresh ingredients.
- 3.3 Pizza Pilgrims currently has restaurants on Dean Street, Soho and Kingly Street, Carnaby. 170a/171 Drury Lane is considered to be an appropriate location for this operator, particularly given the existing mix of uses in the area.
- 3.4 Further details of the proposed development are set out below:
- **Layout** – The proposed layout incorporates a cooking and servicing area and number of internal seats, behind a large glazed shopfront providing surveillance onto the street. Towards the rear of the premises, there will be 1No. Female toilet; 1No. Male toilet and 1No. Disabled toilet, a bar and waiter station and storage area (including adequate bin storage).
  - **Seating** - The proposed restaurant incorporates approximately 60No. internal seats Seating will be arranged in high sharing tables and booths.
  - **Alcohol** – Alcohol will be sold within the premises.
  - **Ventilation** – A flue dilution unit will be installed. This negates the need for a full flue system. This unit will sit in the void of the restaurant and will manage the air in and extracted air to discharge in a compliant way out of the front of the unit (at fascia height). If the flue dilution unit fails, it will automatically cut off the fuel supply and effectively shut down.
  - **Opening Hours** – The premises will be open to the public between 11.30am-11pm Mon-Sat and 11.30am-10pm Sun.
  - **Outdoor Seating** – Outdoor seating will be retained.
  - **Shopfront / Advertisements** – Separate applications for shopfront alterations and advertisement consent will be submitted to Camden Council for consideration. This application relates to the use of the building only.

#### **4. PLANNING HISTORY**

4.1 The planning history for No.170a/171 Drury Lane, principally relates to change of use applications. These are set out below.

- Ref. 2014/1959/P - Change of use from restaurant (Class A3) to Comedy Club (Sui Generis) at basement level (retrospective) – Approved 27/03/2014; and
- Ref. 2009/4151/P - Change of use of ground floor shop (Class A1) and basement level financial and professional services use (Class A2) to mixed shop and restaurant/café uses (Class A1/A3), installation of new shopfront with associated louvre on front elevation and installation of three condenser units within rear basement service area.

#### **APPENDIX 2 – DECISION NOTICES**

## **5. PLANNING POLICY**

- 5.1 The following planning policy is considered of relevance in the determination of this application.

### **National Planning Policy**

#### **National Planning Policy Framework (NPPF) (2012)**

- 5.2 The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's overarching policies for the planning system with the aim of ensuring that the planning system helps to achieve sustainable development.
- 5.3 Paragraph 14 confirms that a presumption in favour of sustainable development is at the heart of the NPPF, which should be seen as a golden thread running through both plan making and decision taking. Developments, which accord with the Development Plan, should be approved without delay.
- 5.4 Paragraph 20 states that local planning authorities should plan proactively to meet the development needs of business and support a twenty-first century economy.
- 5.5 Paragraph 23 recognises that Town Centres are integral to communities and as such, their viability, vitality and competitiveness should be supported. The Framework recognises Local Authorities should plan positively to encourage economic activity.

#### **The London Plan (Further Alterations, March 2015)**

- 5.6 On the 15<sup>th</sup> March 2015, the Mayor adopted the Further Alterations to the London Plan, which is the overall strategic plan for London. The London Plan sets out an economic, environmental, transport and social framework for London.
- 5.7 Policy 2.10 'Central Activities Zone – Strategic Priorities' aims to promote the use of the CAZ by supporting and improving the retail offer available.
- 5.8 Policy 2.11 'Central Activities Zones – Strategic Functions' seeks to identify, enhance and expand the retail capacity, particularly within CAZ frontages in order to meet strategic and local needs.



### Local Planning Policy

- 5.9 The principal document for the consideration in the determination of planning applications within Camden consists of Core Strategy (2010) and Development Policies (2010). Supplementary Planning Guidance also forms part of the Development Plan.

### Camden Core Strategy (2010)

- 5.10 The adopted Policies Map identifies the application site is located within the Covent Garden Area Secondary Frontage. Policies of reference to be determined of this application are set out below.
- 5.11 Camden Council adopted the Camden Core Strategy on the 8<sup>th</sup> November 2010. It sets out the vision for Camden.
- 5.12 Policy CS7 'Protecting Camden's Centre's and Shops', states that food, drink and entertainment uses should not have a detrimental impact on the residents of the local area.
- 5.13 Policy CS9 'Achieving a Successful London', states that the Council will support and promote the Central London area of Camden as a successful and vibrant part of the Capital by 'managing the location and concentration of food, drink and entertainment uses and their impact'.
- 5.14 Policy CS14 'Promoting High Quality Places and Conserving Our Heritage', requires development to be of a high quality and to preserve and enhance the heritage asset.

### Development Policies (2010)

- 5.15 Camden Council adopted the Development Policies on the 8<sup>th</sup> November 2010. It sets out detailed planning criteria that are used to determine planning applications.
- 5.16 Policy DP12 'Supporting Strong Centres and Managing the Impact of Food, Drink, entertainment and Other Town Centre Uses' states that the Council will consider the following:

- a. "The effect of non-retail development on shopping provision and the character of the centre in which it is located;*

- b. The cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses;*
- c. The impact of the development on nearby residential uses and amenity, and any prejudice to future residential development;*
- d. Parking, stopping and servicing and the effect of the development on ease of movement on the footpath;*
- e. Noise and vibration generated either inside or outside of the site;*
- f. Fumes likely to be generated and the potential for effective and unobtrusive ventilation; and*
- g. The potential for crime and anti-social behaviour, including littering."*

5.17 Policy DP25 'Conserving Camden's Heritage', states that Camden Council will only permit development within a Conservation Area if the proposal preserves and enhances the character and appearance of the area.

5.18 Policy DP30 'Shopfronts', requires high standard of design in new and altered shopfronts.

Town Centres, Retail and Employment: Covent Garden Planning Guidance (SPG 5) (2013)

5.19 The Council formally adopted CPG5 – Town centres, retail and employment on 7 September 2011 following statutory consultation. This document was updated on 4 September 2013 following statutory consultation to include Section 4 on the Central London Area food, drink and entertainment, specialist and retail uses.

5.20 Paragraph 4.45 states:

*"For each Secondary Frontage, planning permission will generally not be granted for development that results in:*

- More than 25% of the total number of units in that frontage being in food drink and entertainment uses,*
- More than two food, drink and entertainment uses consecutively; or*

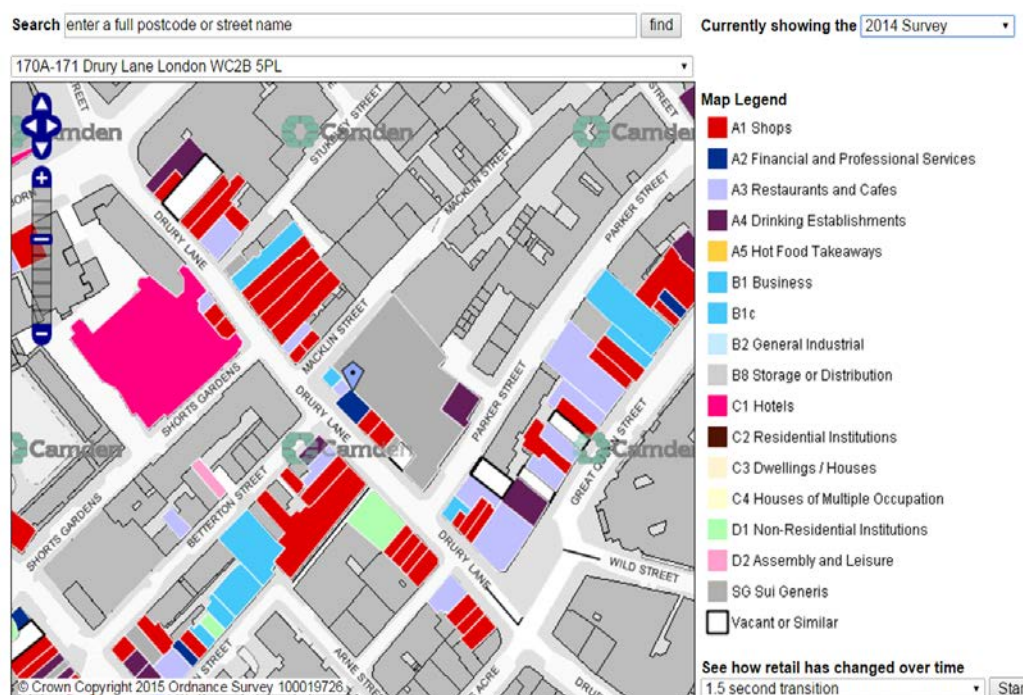
- Food, drink and entertainment uses greater than 100sqm.

*The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications."*

#### Other Material Considerations-Camden Retail Survey (2014)

- 5.21 The Camden Retail Survey comprises of ground floor retail properties; this is based on the annual shop frontage survey, which covers the Local Development Framework Town Centres, Neighbourhood Centres, Central London Frontages and some frontages in the Central London Local Area.
- 5.22 The Retail Survey identifies that the Secondary Frontage comprises 8No. units, 2No. units of which are Class A1 Use (25%). Class A3 Use occupies 1No. unit (12.5%). The Retail Survey identifies that 1No. unit is vacant; 1No. unit within Class B1 Use and 2No. units are within in Sui Generis Use Class. This is shown on the Retail Survey Map Below.

**Figure 1 – Camden Retail Survey 2014**



- 5.23 Overall, it is acknowledged that Drury Lane has a good mix of Town Centre uses. The majority of uses along Drury Lane are food, drink and entertainment uses with a limited range of Class A1 (shop) Use.

## **6. PLANNING ASSESSMENT**

- 6.1 This application seeks planning permission for the change of use of No. 170a/171 Drury Lane from Mixed A1/A3 (Sui Generis) Use to Class A3 (Restaurant and Café) for the use by Pizza Pilgrims, a Napoli inspired street food restaurant.
- 6.2 Having reviewed the relevant areas of planning policy at both national and local level and applied these policies to the application proposal, the key issues in the determination of this application are set out below.

### Principle of Class A3 Use

- 6.3 Due to the nature of the proposed operation, this application seeks Class A3 (Restaurant and Café) Use, which is considered the most appropriate use in planning terms, due to the proposed amount of customer seating (approximately 60No. internal covers), offering a restaurant style experience with waiter service.
- 6.4 The internal layout of the unit is set out to provide a casual restaurant environment with a waiter station; pizza counter and seating are included within the unit layout. The proposed Ground Floor Plan (Drawing No. 2806-002 REV C) enclosed with this application show features, which are considered appropriate to that of a Class A3 (Restaurant and Café) layout. Such features include:
- A linear layout which lends itself to customer convenience and a relaxed atmosphere.
  - Pizza cooking will take place on site using a pizza oven. Extraction and ventilation equipment will be installed in the void of the restaurant and will manage the air in and extracted air to discharge it in a compliant way out of the front of the unit (at fascia height). The flue unit will be a flue dilution unit, which will negate the need for a full flue system.
  - Approximately 56No. covers will ensure that customers have space to consume their food with waiter service, cutlery and placemats, which are typically associated with a restaurant use.

### The Impact on Land Use

- 6.5 As discussed earlier in this Statement, this application site lies within the CAZ and Covent Garden Area Secondary Frontage. Camden Council planning policy support the vitality and viability of the CAZ and Secondary Frontage and identifies Drury

Lane an appropriate location for food, drink and entertainment uses (Covent Garden Planning Guidance 5).

- 6.6 Pegasus Group have undertaken a land use survey of this frontage in October 2015 to determine compliance with policy set out within SPG5: Town Centres, Retail and Employment and Policy DP12 'Supporting Strong Centres and Managing the Impact of Food, Drink and Entertainment and other Town Centre Uses' of the Development Policies (2010). A plan showing the result of this survey is included at Appendix 3.

### **APPENDIX 3 – LAND USE PLAN**

- 6.7 Taking each of the policy criteria in turn, as can be seen on the Land Use Plan, the change of use would result in 33.3% food, drink and entertainment use in the Secondary Frontage. This exceeds the Council's target of 25%. However, as it is currently 33.3% food, drink and entertainment use, this change of use would not cause a detrimental impact to the surrounding area. The change of use will not result in a concentration of two or more consecutive food, drink and entertainment use. To summarise, the immediate uses of surrounding units comprise:

- No.167 – New London Theatre – Sui Generis
- No.168 – Dance Shop – Class A1
- No.169 - Pharmacy – Class A1
- No.170 – Hairdressers – Class A1
- No.170a/171 – Application Site – Proposed Class A3
- No.172 – Offices – Class B1

- 6.8 As such, it is clearly demonstrated that there is no localised concentration of food, drink and entertainment uses in this part of the Secondary Frontage. This is further shown on Table 1 below.

**Table 1 Land Use Survey (Nos.172-167 Drury Lane)**

Use Class	No. of Existing Units		No. of Proposed Units	
A1	3	50%	3	50%
A2	0	0%	0	0%
A3	0	0%	1	16.7%
A4	0	0%	0	0%
A5	0	0%	0	0%
B1	1	16.7%%	1	16.7%
Sui Generis	2	33.3%	1	16.7%
Total	6	100%	6	100%

- 6.9 The enclosed Land Use Plan also identifies that the proposed change of use will not lead to an over concentration of Class A3 (Restaurant and Café) or Entertainment uses along Drury Lane. Table 2 below sets out a summary of uses for each unit along Drury Lane to establish the health of the surrounding area.

**Table 2 – Land Use Survey Drury Lane**

Use Class	No. of Existing Units		No. of Proposed Units	
A1	26	60.5%	26	60.5%
A2	0	0%	0	0%
A3	6	14%	7	16.4%
A4	3	7%	3	7%



A5	0	0%	0	0%
B1	2	4.6%	2	4.6%
C1	1	2.3%	1	2.3%
D1	2	4.6%	2	4.6%
Sui Generis	3	7%	2	4.6%
Total	43	100%	43	100%

6.10 When considering the Secondary Frontage in its entirety, as demonstrated by the above table, the area is performing well and Class A1 (shop) uses occupy the majority of the units (60.5%). Therefore, the change of use would not have a detrimental effect on shopping provision and the character of the centre in which it is located. As the number of food, drink and entertainment uses along Drury Lane with the proposal will equate to 28%, it will not cause any harm to the surrounding uses including residential and therefore accords with adopted Local Planning Policy.

#### Vitality and Viability

6.11 Policy DP12 seeks to support Town Centres by managing the impact of food, drink and entertainment uses and non-A1 uses will only be granted where the proposal would not be detrimental to the character and function of an area or to the vitality and viability of the shopping frontage.

6.12 It is contended that the proposed change of use will supplement the existing mixture of uses along Drury Lane. The NPPF recognises that retail, restaurants and café uses are all appropriate uses within Town Centre locations and as such, this is an entirely acceptable location for a Class A3 (Restaurant and Café) use.

6.13 The proposed development will generate a high level of footfall, generating trips to the restaurant in its own right as well as to the surrounding uses.

6.14 Pizza Pilgrims is a unique pizza restaurant that has been influenced by the street food movement. Fresh food is prepared to the customer's order.

- 6.15 The premises is proposed to open to the public from 11.30am-11pm Monday-Saturday and 11.30am-10pm Sunday and will therefore provide an active frontage and service to passers-by during normal shopping hours and into the evening, thereby extending the activity of this frontage.
- 6.16 It is therefore considered that the proposed use will add to the vitality and viability of the area, attracting customers and enhancing footfall.

#### Impact on Heritage and Conservation

- 6.17 Drawing No.2806-002\_RevC demonstrates that the plant and extraction equipment sits within the void of the restaurant. It therefore negates the need for a full flue system.
- 6.18 Given the above, the proposed plant, extraction and ventilation equipment will not have a detrimental effect on the setting, character or appearance of the Seven Dials (Covent Garden) Conservation Area and therefore comply with Policy CS14 of the Core Strategy (2010) and Policy DP25 of the Development Policies (2010).

#### Impact on Local Amenity

- 6.19 The change of use at No.170a/171 Drury Lane will not have a harmful impact on the amenity of any nearby occupiers.
- 6.20 The proposed operation will contain seating towards the front of the unit, with food preparation towards the centre/rear. Given that a flue dilution unit is to be installed within the void of the restaurant, this will negate the need for a full flue system. This unit will manage the air in and extracted air to discharge it in a compliant way out of the front of the unit (at fascia height). If the flue dilution unit fails, it will automatically cut off the fuel supply and effectively shut down.
- 6.21 Further to this, the flue dilution unit produces minimal noise and will therefore, be quiet and efficient. A copy of the Flue Dilution Manual is attached in Appendix 4.

### **APPENDIX 4 – FLUE DILUTION MANUAL**

- 6.22 The proposed hours of opening and the nature of the use are such that no adverse impacts are anticipated in terms of noise, residential amenity or anti-social behaviour.

- 6.23 Refuse and recycling will be stored in a designated area of the premises. A suitably licensed contractor will collect these regularly.

Impact on Transport and Parking

- 6.24 The site is located within an area with minimal on street parking which requires a permit. As such, it is considered that the majority of customers will visit the site using public transport or on foot and therefore the impact of the proposal on vehicular movements and parking is likely to be negligible.
- 6.25 The opening hours of the restaurant will allow both customers and staff to access the site via public transport. The site has a PTAL level of 6b (best), which indicates 'excellent' access to public transport. In this regard, the site is located in close proximity of London Underground Stations and is served by numerous bus services providing access to Greater London.
- 6.26 As well as visitors, there is a large daily working and living population within Covent Garden who can easily reach the site on foot during their working day.
- 6.27 To ensure the safe movement of vehicles along Drury Lane, daily deliveries will be made to the rear of the property. Deliveries will be limited to 8am to 12pm.
- 6.28 It is therefore considered that the proposed change of use of the premises will not cause a detrimental impact on the traffic movements as it is anticipated that most customers will visit on foot or using public transport.

## **7. CONCLUSION**

- 7.1 This Planning Statement supports an application for the change of use of No. 170a/171 Drury Lane from Mixed A1/A3 (Sui Generis) Use to Class A3 (Restaurant and Café) Use, for occupation by Pizza Pilgrims.
- 7.2 The application site is located within the Covent Garden Area Secondary Frontage where planning policy supports a mix of appropriate Town Centre uses.
- 7.3 As the site is currently within Mixed A1/A3 (Sui Generis) Use, which is similar to the proposed change of use to Class A3 (Restaurant and Café), the extent of the change of use will be very limited. The key changes are to the character and nature of the use, which seeks to formalise the restaurant operation rather than introduce a new food and drink use.
- 7.4 This Statement has assessed the proposal against relevant national and local planning policy to demonstrate that the proposed change of use is acceptable in planning terms and would contribute to the vitality and viability of the area.
- 7.5 It has also been demonstrated that due to the proposed opening hours and nature of the extraction and ventilation equipment, the proposed change of use will not have an impact upon the amenity of the surrounding uses.
- 7.6 Consequently, in accordance with guidance contained within the NPPF, it is considered that the planning application for change of use should be permitted without delay by the Local Planning Authority.

**APPENDIX 1**

**PHOTOGRAPHS OF THE APPLICATION SITE AND SURROUNDING  
AREA**

**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 1 – Front elevation of 170A/171 Drury Lane.



**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 2 – Front Elevation and Office Building Above.

**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 3 – Drury Lane.



**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 4 – Surrounding Uses.

**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 5 – Outdoor Seating.



**Appendix 1-Photographs of the Site and Surrounding Area**



Photo 6 – Drury Lane.

**APPENDIX 2**  
**DECISION NOTICES**



Mr Mark Rothman  
3rd Floor  
20 Bedford Street  
LONDON  
WC2 9HP

Application Ref: **2014/1959/P**  
Please ask for: **Neil Collins**  
Telephone: 020 7974

16 June 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**170 A Drury Lane**  
**London**  
**WC2B 5PD**

Proposal:  
Change of use from restaurant (Class A3) to Comedy Club (Sui Generis) at basement level (retrospective).

Drawing Nos: Existing and Proposed Basement Plan, received 18/03/2014; and Management Plan, received 16/05/2014.

The Council has considered your application and decided to grant permission subject to the following conditions:

- 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 The development hereby permitted shall be carried out in accordance with the



following approved plans: Existing and Proposed Basement Plan, received 18/03/2014; and Management Plan, received 16/05/2014.

Reason:

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

- 3 The use hereby permitted shall not be carried out outside the following times 19.00 - 23.00, Mondays to Fridays, 18.00 - 23.00 on Saturdays and 19.00 - 22.30 on 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No sound emanating from the use shall be audible within any adjoining premises or on the adjoining highway.

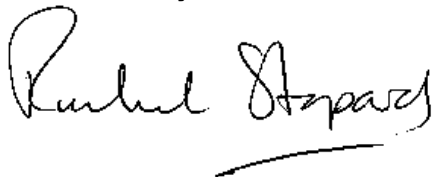
Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that condition 3 means that no customers shall be on the premises and no noise generating activities associated with the use shall be carried out 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.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

Trevor Standen  
RadcliffesLeBrasseur  
5 Great College Street  
LONDON  
SW1P 3SJ

Application Ref: **2009/4151/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

15 January 2010

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:

**170A & 171 Drury Lane**

**London**

**WC2B 5QA**

Proposal:

Change of use of ground floor shop (Class A1) and basement level financial and professional services use (Class A2) to mixed shop and restaurant/café uses (Class A1/A3), installation of new shopfront with associated louvre on front elevation and installation of three condenser units within rear basement service area.

Drawing Nos: 01-01; 01-02; 02-01 Rev B; 09-01; 09-02 Rev B; 1148; Drury Lane/FWP/001 Rev A; Drury Lane/FWP/003 Rev A; Drury Lane/FWP/004; Noise Assessment Ref 09090324; Letter from FWP UK LTD, dated 13/08/2009; Marketing Information from RIB, dated 25/11/2009; Marketing Information from Robin Calver, dated 27/11/2009.

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 policies B1 (General design principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The use hereby permitted shall not be carried out outside the following times 0900 to 0000 hours on all days.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 (Amenity for occupiers and neighbours) and R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 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 SD6 (Amenity for occupiers and neighbours) and R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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 are 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 policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance) and Appendix 1 (Noise and vibration thresholds) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The allocations of floorspace for both A1 (retail) and A3 (Restaurant/cafe) at ground and basement levels shall be implemented in accordance with approved drawing number 02-01 Rev B, and shall be retained and maintained as such thereafter.

Reason: To ensure a proportion of A1 (retail) floorspace is maintained on site in the interests of the retail character and function of the area, in accordance with policies R1 (Location of new retail and entertainment services), R2 (General Impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment) and R7 (Protection of shopping frontages and local shops)

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 2363).
- 2 Your attention is drawn to the need for compliance with the requirements of the Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 5613) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.
- 4 You are advised that condition 3 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 5 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 Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling).
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England)

Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

- 7 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 Street environment Service (Recycling) on 0207 974 6914 or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling).
- 8 Reasons for granting permission.

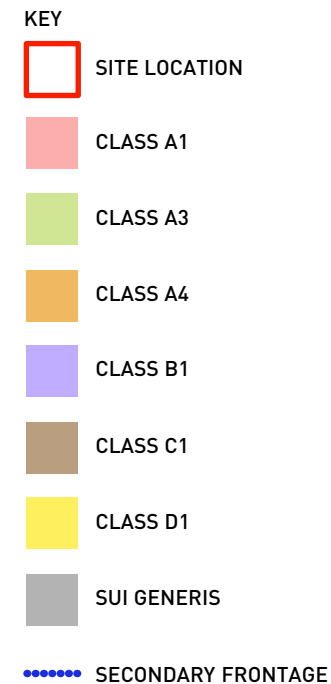
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (Quality of life), SD6 (Amenity for occupiers and neighbours), SD7B (Noise/vibration pollution), SD8 (Disturbance), B1 (General design principles), B4 (Shopfronts, advertisements and signs), B7 (Conservation areas), T2 (Capacity of transport provision), T3 (Pedestrians and cycling), T9 (Impact on parking), R1 (Location of new retail and entertainment uses), R2 (General impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment uses), R7 (Protection of shopping frontages and local shops) and Appendix 1 (Noise and vibration thresholds). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***



**APPENDIX 3**  
**LAND USE PLAN**



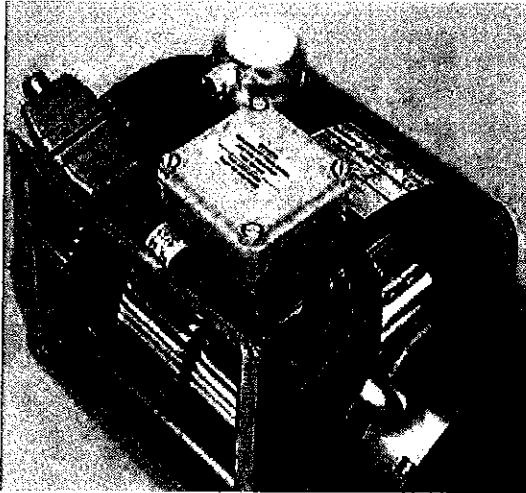
## 170A / 171 DRURY LANE, LONDON - LAND USE PLAN

# **APPENDIX 4**

## **FLUE DILUTION MANUAL**

# Flue Dilution

*Discharging low level CO<sub>2</sub> safely*



## Key Features

- Multi size flue dilution fans
- Ecodesign ErP 2013 / 2015 compliant
- Easy electrical installation
- Safe operation – Internal differential pressure switch for boiler shut off
- Avoid unsightly or expensive discharge flues
- Quiet and efficient
- 1% CO<sub>2</sub> content at outlet max
- CO 50 ppm at outlet max
- NO<sub>x</sub> 5 ppm at outlet max
- High levels of corrosion resistance allow use with condensation boilers
- Ecodesign EuP compliant IE2
- Dynamically balanced to DIN ISO 1940 - Grade 6.3



## Flue Dilution GBDF & SSDF range

With the main advantage of avoiding the use of unsightly or expensive flues, regulations require that if the products of combustion are dispersed at low level, then the CO<sub>2</sub> content must be 1% or below. The Airflow flue dilution range of ErP 2013/2015 compliant fans achieve this by introducing fresh air into the boilers discharge flue duct and diluting the flue gases.

With the correct selection of fan for the boiler rating and the recommended flue duct layout the Regulatory 1% CO<sub>2</sub> level will be met. Multiple boiler installations can use a common header as long as the dilution fan has been sized on total Kw input. See: Fig 1

By following the recommended installation, mixing of fresh air and combustion gases takes place before the fan inlet, within the fan and in the discharge section giving satisfactory and safe discharge at low levels.

## Tech Support / Spares

[www.airflow.com](http://www.airflow.com) / 01494 525252. For technical support on the selection of your flue dilution fan or information on our spare motor packs please contact our technical department.

## Safety

Correct installation also ensures a long and trouble free service life. However on the rare occasion that a problem may occur with the fan or in the flue duct system the built in self proving pressure safety switch is an important safety feature.

This switch consists of a relay circuit which will fail safe and prevent operation of the gas burner under the following conditions:

- a) loss of fan air supply due to blocked intake or discharge flue or fan motor inlet.
- b) a stalled fan motor
- c) interrupted power supply

The relay contacts are rated at 5A maximum for non inductive load.

For normal operation this switch allows the boiler to fire when the fan is operating correctly and dilution air is entering the fan.



[airflow.com](http://airflow.com)

pegasuspg.co.uk



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