

Mr Ian Miller
TTSP
90-98 Goswell Road
London
EC1V 7RD

Application Ref: **2015/4096/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

21 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
65 Kingsway
London
WC2B 6TD

Proposal:

Change of use of part of ground floor from office use (Class B1a) to retail use (Class A1) and change of use of part of the basement from office use (Class B1a) to a mixed use of retail (Class A1), restaurant/cafe (Class A3), drinking establishment (Class A4) and assembly and leisure (Class D2); reinstatement of external door on south-east corner of building; provision of new entrance to basement on Keeley Street elevation; and associated works

Drawing Nos: 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A

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 Prior to the uses hereby approved commencing in the basement, a disabled lift shall be installed to provide access to the basement level and it shall be retained thereafter. Full details of the disabled lift shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the works shall accord with the approved details.

Reason: To promote fair access to all in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No deliveries shall be made to the premises outside the following times 0800-2000 on all days.

Reason: To safeguard amenities of nearby residential premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP20 and 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 between 2300 and 0700.

Reason: To safeguard the amenities of the nearby 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 policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The A3 and A4 uses hereby permitted shall not be carried out outside the following times 0700-0100 hours (Monday to Saturday) and 0700-0000 (Sundays and bank holidays). Any D2 use carried out at the premises (other than use as a gymnasium) shall not be carried out outside the following times 0700-0100 hours (Monday to Saturday) and 0700-0000 (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 policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, any A4 use

within the basement shall not exceed 100 square metres.

Reason: To ensure that the future occupation of the building does not cause harm to amenities of neighbours and the character of 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 policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the first use of the premises for the A3/A4 use hereby permitted, details of the ventilation and filtration equipment required to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be submitted to and approved in writing by the local planning authority.

All such measures as approved shall be installed in accordance with the approved scheme and be in full working order prior to the cooking of any hot food in the premises.

Thereafter all such measures shall be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the 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 policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: 3017-00001; 3017-04000 Rev. A; 3017-04600 Rev. A; 3017-04701 Rev. A; 3017-04702 Rev. A; 3017-04703 Rev. A; 3017-05605; 3017-05701; 3017-05702; 3017-05005 Rev. B; 3017-05703 Rev. B; 3017-05004 Rev. A; 3017-05604 Rev. A.

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

Informative(s):

- 1 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.

- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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