

Mr Nick Belsten  
CBRE  
CBRE Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2013/8176/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

8 April 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:

**Lacon House**  
**84 Theobalds Road**  
**London**  
**WC1X 8RW**

Proposal:

Change of use of part of the ground floor (south corner) from office (B1) to retail (A1/A3) and installation of new entrance; Including new dedicated double door entrance from the pavement level; including alterations to the main front elevation and access ramps at ground floor level; and formation of roof terrace on the main roof plus extension enclosure to staircase / Lift core roof access.

Drawing Nos: Site Location Plan PL-EX-SLP-01; EX-GA-01; EX-GA-02; EX-GA-08; EX-GA-09; EX-EL-01; EX-EL-02; EX-EL-03; EX-EL-04; EX-SE-01; EX-SE-02; PR-GA-00 Rev A; PR-GA-01 Rev A ; PR-GA-08 ; PR-GA-09 ; PR-EL-01 ; PR-EL-02; PR-EL-03 Rev A; PR-EL-04 ; PR-EL-05 ; PR-SE-01 Rev A ; PR-SE-02 Rev A; Revised Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Location Plan PL-EX-SLP-01; EX-GA-01; EX-GA-02; EX-GA-08; EX-GA-09; EX-EL-01; EX-EL-02; EX-EL-03; EX-EL-04; EX-SE-01; EX-SE-02; PR-GA-00 Rev A; PR-GA-01Rev A ; PR-GA-08 ; PR-GA-09 ; PR-EL-01 ; PR-EL-02; PR-EL-03 Rev A; PR-EL-04 ; PR-EL-05 ; PR-SE-01Rev A ; PR-SE-02 Rev A; Revised Design and Access Statement.]

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

- 3 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 [if A3/A4/A5 use] of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 [and DP12 if A3/A4/A5 use] of the London Borough of Camden Local Development Framework Development Policies.

- 4 The ground floor retail unit shown on the approved plans shall not be open to customers outside of the following times: 07:00 hours - 22:00 hours Monday to Saturdays and 09:00 hours - 18: hours on Sundays and Bank Holidays, unless with the prior written consent of the local planning authority. No customers shall be on the premises and no sound emanating from these premises shall be audible within any adjoining premises outside of these hours.

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.

- 5 Before the A3 use commences, details of the extract ventilating system shall be submitted to and approved by the Council. Such works should be provided with acoustic isolation and sound attenuation in accordance with the scheme approved by the Council prior to occupation of the unit. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council. In the event that satisfactory details are not approved or the approved details are not complied with primary cooking shall not take place at the premises.”

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

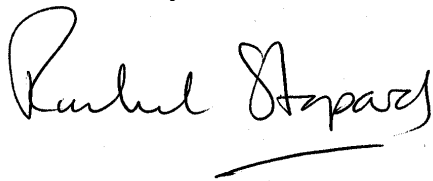
Informative(s):

- 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.
- 3 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 the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).
- 4 You are advised that condition 4 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.