

Mr Darren Johnson-Rose  
UK Surveyors Ltd  
Offices 15-16 Grosvenor Court  
Enterprise Park  
Rugeley, Staffordshire  
WS15 1LH

Application Ref: **2016/0754/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

18 May 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:

**106 - 108 Cromer Street**  
**London**  
**WC1H 8BZ**

Proposal: Variation of Condition 2 (opening hours) Monday to Saturday between 09:00 to 21:00 to 09:00 - 22:00 Monday to Saturday and 10:00 - 20:30 Sunday and Bank Holiday in relation to planning permission PSX0004734, dated 26/07/2000, for change of use of the basement and ground floor from retail (Class A1) to cafe (Class A3).

Drawing Nos: Design and Access Statement from UK Surveyors Ltd dated 10/02/2016

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

Conditions and Reasons:

#### 1 REPLACEMENT CONDITION 2

The use of the Cafe hereby permitted shall not be carried out outside the following times, 09:00-22:00 Monday to Friday, 09:00 - 22:00 on Saturdays, and, 10:00 - 20:30 Sundays and Bank Holidays.



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.

Informatives:

1 Reason for granting permission:

The proposed variation in the cafe operational hours from Monday to Saturday between 09:00 to 21:00 to 09:00 - 22:00 and to include Sunday and Bank holiday between 10:00- 20:30, would not result in any adverse impact that would harm the amenity of surrounding occupiers. The noise impact on the residential flats above the café use and residential properties nearby has been assessed by the Council's Environmental Health Section who have raised no objection to the proposal and confirmed that no prior noise complaints have been recorded.

Given no external changes to the property are proposed the proposal would preserve the character and appearance of the Bloomsbury Conservation Area.

No objection/comment was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is considered to accord with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

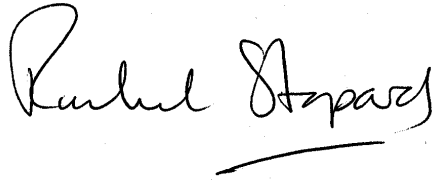
2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 26/07/2000 under reference PSX0004734 and is bound by all the conditions attached to that permission.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities