

Mr Samuel Stackhouse  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2015/6924/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

28 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**74 Chancery Lane**  
**WC2A 1AD**  
**London**

Proposal:

Change of use of basement and ground floor from retail (A1) to flexible use comprising class A1, A2 and A3 and installation of a flue on the rear elevation.

Drawing Nos: (Prefix 0100-AP-): 101 Rev 03, 102 Rev 03, 103 Rev 03, 104 Rev 03, 105 Rev 03, 106 Rev 03, 107 Rev 03, 108 Rev 2, 109 Rev 2, 110 Rev 2; (Prefix 0200-AP-): 101 Rev 03, 102 Rev 03, 103 Rev 03, 104 Rev 03, 105 Rev 03, 106 Rev 03, 107 Rev 03; (Prefix 0400-AP-): 101 Rev 02, 102 Rev 2, 103 Rev 2; Planning Statement dated 10/12/15; Design and Access Statement dated 08/12/15; Plant Noise Assessment M1550/R01a, dated 2nd February 2016.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 0100-AP-): 101 Rev 03, 102 Rev 03, 103 Rev 03, 104 Rev 03, 105 Rev 03, 106 Rev 03, 107 Rev 03, 108 Rev 2, 109 Rev 2, 110 Rev 2; (Prefix 0200-AP-): 101 Rev 03, 102 Rev 03, 103 Rev 03, 104 Rev 03, 105 Rev 03, 106 Rev 03, 107 Rev 03; (Prefix 0400-AP-):101 Rev 02, 102 Rev 2, 103 Rev 2; Planning Statement dated 10/12/15; Design and Access Statement dated 08/12/15; Plant Noise Assessment M1550/R01a, dated 2nd February 2016.

Reason:

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

- 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 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 The use of the premises for A3 purposes and the operation of the extract duct hereby permitted shall not be carried out outside the following times: 07:00 - 23:00 hours Mondays - Saturdays and 07:00 - 21:00 hours 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 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies

- 6 Prior to the first use of the premises for the A3 use as 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; including manufacturers specifications, methods for affixing the duct work and attenuation measures, 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.

- 7 Prior to use of the approved ducting, post installation details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as stated in report ref: M1550/R01a, dated 2nd February 2016. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The post installation noise assessment shall be carried out to confirm compliance with the noise criteria and any further additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to use of the installation and thereafter be permanently retained.

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 policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the first use of the premises for an A3 use as hereby permitted, details of sound insulation measures between ground and first floor levels shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation measures shall be installed in accordance with approved plans prior to the first use of the premises for an A3 use, and retained and maintained thereafter.

Reason: To safeguard the future residential amenities of the occupiers of the building in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies

- 9 Prior to the first use of the proposed extraction equipment, the hereby approved ducting shall be painted black and permanently retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Within 3 months of the termination of the Class A3 use, the duct and all associated fittings shall be removed and the building made good.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The works hereby approved are only those described specifically by the description of proposed development and would not include any internal alterations above ground floor level.

Reason:

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

Informative(s):

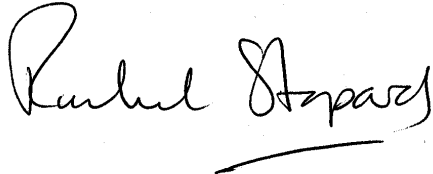
- 1 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 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 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 Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 4 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities