

ADS Design
King John Mythe Road
Tewkesbury
GL20 6EB

Application Ref: **2016/3168/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30-32 Procter Street
London
WC1V 6NZ

Proposal:
Extension of existing external seating area and the provision of external lighting.
Drawing Nos: 10,11A, 12 and Lighting Details

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 10, 11A, 12 and Lighting Details

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

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

- 4 The external lighting hereby permitted shall not be operated outside the hours of 10.00-23.00 Mondays to Saturdays and 12.00-22.30 Sundays.

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.

Informative(s):

- 1 Reasons for granting

The site is The Square Pig PH, 30-32 Procter Street, Holborn. There is an existing external seating area measuring 14 m length by 3 m width on the north elevation facing Red Lion Square. The site is located adjacent to the Bloomsbury Conservation Area and Grade II Listed Building at Summit House. The development would provide LED fairy lights to the north western section of the terrace. This would involve the provision of 5 intermittent higher 2m posts with mounted lighting.

The proposed higher posts and lighting would be a minor alteration to the existing terrace which would not harm the character and appearance of the building or street scene. The development would also preserve and enhance the setting with the adjacent Conservation Area and has been set off the eastern boundary with the

Grade II Listed Building to avoid any impact on its setting. The design and visual impact of the new terrace is considered to be in accordance with policies DP24 and DP25.

It is also considered that the alterations to the terrace would not result in a material impact on the amenity of nearby residents by reason of noise or light pollution in accordance with policy DP26.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Conservation Area/Listed Building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site planning history and the two objections were received from neighbours have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, 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 2016; and the National Planning Policy Framework.

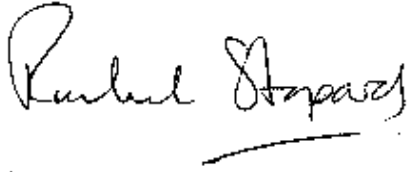
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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.

Rachel Stopard
Executive Director Supporting Communities