

Mr David Cunningham
Divine Ideas (UK) Ltd
Legacy Business Centre
Suite 126 2A
Ruckholt Road
London
E10 5NP

Application Ref: **2016/0197/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

5 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
61 Swinton Street
London
WC1X 9NT

Proposal:

Conversion of public house (Class A4) with ancillary accommodation to a bistro (Class A3) at ground and basement floors, 2 x self-contained flats at ground floor and first floor (Class C3), and 10 room hotel (Class C1) at 1st-3rd floor, along with alterations and extensions including a three storey rear extension and lightwell to front.

Drawing Nos: 1306 PL001, 1306 PL100, 1306 PL101, 1306 PL102, 1306 PL103, 1306 PL104, 1306 PL105, 1306 PL150, 1306 PL151, 1306 PL160, 1306 PL161, 1306 PL162, 1306 PL200 A, 1306 PL201 A, 1306 PL202 A, 1306 PL203 A, 1306 PL204 A, 1306 PL205 A, 1306 PL250, 1306 PL251, 1306 PL260 A, 1306 PL261, 1306 PL262, 1306 PL301, 1306 PL401, 1306 PL402, Design & Access Statement dated May 2014, Heritage Statement dated April 2014, Structural Report dated May 2014, Daylight and Sunlight Assessment dated May 2014, Waste Management Strategy dated May 2014, Internal Daylight/Sunlight Calculations dated May 2014, Cover Letter dated January 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 1306 PL001, 1306 PL100, 1306 PL101, 1306 PL102, 1306 PL103, 1306 PL104, 1306 PL105, 1306 PL150, 1306 PL151, 1306 PL160, 1306 PL161, 1306 PL162, 1306 PL200 A, 1306 PL201 A, 1306 PL202 A, 1306 PL203 A, 1306 PL204 A, 1306 PL205 A, 1306 PL250, 1306 PL251, 1306 PL260 A, 1306 PL261, 1306 PL262, 1306 PL301, 1306 PL401, 1306 PL402, Design & Access Statement dated May 2014, Heritage Statement dated April 2014, Structural Report dated May 2014, Daylight and Sunlight Assessment dated May 2014, Waste Management Strategy dated May 2014, Internal Daylight/Sunlight Calculations dated May 2014, Cover Letter dated January 2016.

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of

Camden Local Development Framework Development Policies.

Informative(s):

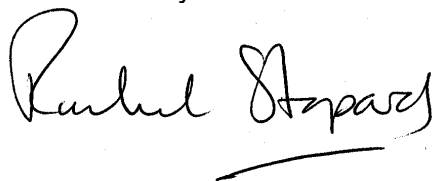
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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



Rachel Stopard
Executive Director Supporting Communities