

Lorna Duggan
DPP
Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

Application Ref: **2016/3013/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

3 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
194 Kentish Town Road
London
NW5 2AE

Proposal:

Change of use from Class A3 (restaurant) use with ancillary takeaway to Class A5 (hot food takeaway), shopfront alterations and the installation of extraction and ventilation equipment to the rear.

Drawing Nos: Location Plan (5057-A5-05), Block Plan (5057-A5-06), Annex B, Extract Fan, Model AC207, Model GF, Type 90 Panel Filter, Water heated air handling unit, Plant Noise assessment (Ref 16/0318/R1-0), 5057-A5-03 Rev A & 5057-A5-01

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 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 Location Plan (5057-A5-05), Block Plan (5057-A5-06), Annex B, Extract Fan, Model AC207, Model GF, Type 90 Panel Filter, Water heated air handling unit, Plant Noise assessment (Ref 16/0318/R1-0), 5057-A5-03 Rev A & 5057-A5-01

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

- 4 Notwithstanding the provisions of flexible use Class A5 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used as any other operational use.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises by reason of noise in accordance with 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.

- 5 The use hereby permitted shall not be carried out outside the following times 11:00 - 23:00 Mondays to Sunday and at no other time.

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 All plant and equipment shall be installed in accordance with the specification detailed in the Cole Jarman report ref. 16/0318/R1-0. Once installed the equipment shall be retained and maintained in accordance with the approved plans and specification.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with the requirements of the development Plan policies DP26 and DP28.

- 7 Prior to use, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with Development Policies DP26 and DP28..

- 8 The ventilation and extraction equipment shall be implemented prior to operational use in accordance with the details provided on the approved plans and the submitted 'Proforma Annex B Document: Proposed Ventilation System' with product specifications, and thereafter permanently retained and maintained in accordance with the manufacturer's instructions for the duration of the approved use.

Reason: To ensure that the amenities of occupiers of the development site and surrounding premises are not adversely affected by cooking odour in accordance with Development Policy DP26.

- 9 Detailed drawings including sections through the shopfront demonstrating how level access shall be obtained to the premises shall be submitted to and approved by the planning authority prior to the development commencing. The development shall thereafter not proceed other than in accordance with the details as have been approved.

Reason: In order to promote fair and safe access for all in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 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.

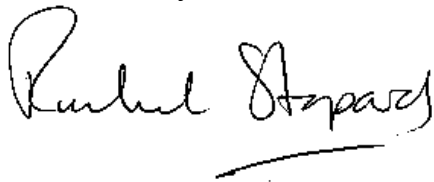
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 4 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>.

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