

Your ref: 2016/2859/P  
Our ref: 35453  
DD: 07976591297  
E: stephen.matthews@bidwells.co.uk  
Date: 19/10/16

Samir Benmbarek  
Planning Officer (Planning Solutions Team)  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
LONDON  
WC1H 9JE

Dear Ms Benmbarek

**PROPOSED CLEARANCE OF CONDITION 5 ON PLANNING PERMISSION 2016/2859/P AT ALBION HOUSE, 55 NEW OXFORD STREET, LONDON, WC1A 1BS**

We enclose an application for the proposed clearance of the above condition on planning permission 2016/2859/P, dated 14/10/2016, along with the requisite fee for £97.00.

Planning permission 2016/2859/P granted planning permission for the change of use of part of the ground floor from Class B1 (office) to Class A4 (drinking establishment). This planning permission imposed condition 5, which reads:

*Prior to the occupation of the site, details of a Customer Management Plan for the proposed use and opening hours shall be submitted to and approved by the Council. The plan will demonstrate how customers vacating the premises each day will be managed and levels of noise emanating from the site will be mitigated to not cause disturbance to the wider area. Reason: To safeguard the amenities of neighbouring residents 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 DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.*

In order to satisfy the requirements of this condition, the applicant has prepared a Customer Management Plan, which demonstrates how customers vacating the premises each day will be managed and the levels of noise emanating from the site will be mitigated to not cause disturbance to the wider area. This Customer Management Plan forms part of this formal application to clear condition 5 of planning permission 2016/2859/P.

It is hoped that officers can support the proposed clearance of this condition. If you need any clarification of this or require any further information, please do not hesitate to contact us.

Yours sincerely

*Bidwells LLP*

**Bidwell LLP**