

Mr GMP Design
GMP
Unit D The Winding House Cannock
Chase Enterprise Centre
Walkers Rise
Walkers Rise
Hednesford
WS12 0QU UK

Application Ref: **2016/5604/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Eversholt Street
London
NW1 1DA

Proposal:
Change of use at basement level of 46 Eversholt Street from storage space (B8) into additional A3 use (restaurant) for 48 Eversholt Street premises. Shopfront alterations and display of non-illuminated fascia.
Drawing Nos: Planning, Design and Access Statement, 7462-00, 7462-01, 7462-02, 7462-03 and 7462-100.

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:

Planning, Design and Access Statement, 7462-00, 7462-01, 7462-02, 7462-03 and 7462-100.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed change of use at basement level within 46 Eversholt Street to connect with the basement level at 48 Eversholt Street to provide a dry store and walk in freezer, is considered to be acceptable. There is no objection to the loss of B8 storage ancillary to 46 Eversholt Street in this instance, due to the small size of the loss and the proposed change of use does not have any impact on the shopping frontage nor the use of the buildings themselves. Paragraph 3.49 of CPG5, supported by paragraph 12.6 of DP12, advises that other uses in place of retail may be permitted where they are not considered to cause harm to the amenity, character, vitality, or viability of the Town Centre or the local area. It is considered that on balance a restaurant in this location at basement level would be acceptable in line with the above as it does not impact a retail unit at ground floor.

The shopfront changes are sympathetic to the property in their design and materials. Much of the existing railing shall be removed which will be more consistent with the street appearance and welcomed. The revised doors and glazing bars are acceptable.

There are no concerns regarding impact on amenity given no additional ventilation equipment or noise generating plant is proposed. All changes are at basement level or to the shop front which will not cause loss of light or privacy.

No objections have been received in relation to this proposal. The site history and appeals have been taken into account in making this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Somers Town Neighbourhood Forum, the London Plan 2016 and the National Planning Policy Framework 2012.

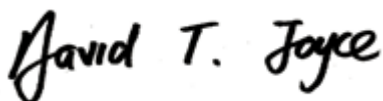
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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



David Joyce
Executive Director Supporting Communities