

Mr Paul Cramphorn
Detailed Planning Ltd
Unit 6 St Albans House
St Albans Lane
Golders Green
London
NW11 7QE

Application Ref: **2016/1168/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

6 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

71 & 69 Camden Road, London, NW1 9EU

Proposal:

Change of use from A1 (retail) to A3 (restaurant) & front alterations and extraction duct extension

Drawing Nos: Planning Statement and Design and Access Statement Rev B, Location Plan & Block Plan (909RI_FUL_REVB-SH1 Rev B), Existing Ground Floor Plan (909RI_FUL_REVB-SH2 Rev B), Existing Roof Plan (909RI_FUL_REVB-SH3 Rev B), Existing Front Elevation (909RI_FUL_REVB-SH4 Rev B), Existing Rear Elevation (909RI_FUL_REVB-SH5 Rev B), Proposed Floor Plans (909RI_FUL_REVB-SH6 Rev B), Proposed Roof Plans (909RI_FUL_REVB-SH7 Rev B), Proposed Front Elevations (909RI_FUL_REVB-SH8 Rev B), Proposed Rear Elevations (909RI_FUL_REVB-SH9 Rev B), Existing and Proposed Section (909RI_FUL_REVB-SH10 Rev B), Marketing information 1, Marketing information 2, Marketing information 3, Marketing information 4, Marketing information 5, Marketing information 6, Marketing information 7, Marketing information 8, Noise Assessment, Surveyors Report,

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 policies 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 Planning Statement and Design and Access Statement Rev B, Location Plan & Block Plan (909RI_FUL_REVB-SH1 Rev C), Existing Ground Floor Plan (909RI_FUL_REVB-SH2 Rev B), Existing Roof Plan (909RI_FUL_REVB-SH3 Rev B), Existing Front Elevation (909RI_FUL_REVB-SH4 Rev B), Existing Rear Elevation (909RI_FUL_REVB-SH5 Rev B), Proposed Floor Plans (909RI_FUL_REVB-SH6 Rev B), Proposed Roof Plans (909RI_FUL_REVB-SH7 Rev B), Proposed Front Elevations (909RI_FUL_REVB-SH8 Rev B), Proposed Rear Elevations (909RI_FUL_REVB-SH9 Rev B), Existing and Proposed Section (909RI_FUL_REVB-SH10 Rev B),

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

- 4 The collection of refuse and waste shall only be from the service yard, located at the rear as shown on plan 909RI_FUL_SH6. No refuse is to be left on the highway or in front of the premises.

Reason: To safeguard the amenities of the pedestrian environment and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The premises shall be used for Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining immediate area 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.

- 6 The use hereby permitted shall not be carried out outside the following times 1100

to 2300 Mondays to 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 policy DP26, DP28 and DP12 A3 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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 DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from extraction duct and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from extraction duct will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

- 9 Prior to use of the development, the noise level in rooms above the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas. Where necessary, additional mitigation measures shall be implemented to contain commercial noise within the commercial premises.

Reason: To ensure that the amenity of occupiers of the adjacent dwellings is not adversely affected by noise.

- 10 Prior to the first use of the premises for the A3/A4/A5 use hereby permitted, the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be installed and be in full working order in accordance with the approved scheme. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the 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,

DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

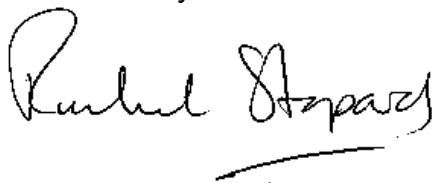
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 You are advised that condition 6 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 4 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).

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
Director of Supporting Communities