

Mr Miles Broe
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Application Ref: **2016/6008/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

6 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Telephone kiosk
opposite 29 Russell Square
London
WC1B 5DP**

Proposal:

Change of use from telephone kiosk to office pod (Sui Generis).

Drawing Nos: Existing drawings EX01, Proposed drawings PL01A, Proposed layouts and fittings 11th Revision. Design/ Access & Heritage Statement. Lock Specification. Operational procedure.

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: Existing drawings EX01, Proposed drawings PL01A, Proposed layouts and fittings 11th Revision. Design/ Access & Heritage Statement. Lock Specification. Operational procedure.

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

- 4 No tables, chairs, litter bins or A-boards shall be placed on the public highway without prior approval in writing from the planning authority.

Reason: To safeguard the appearance of the immediate area and enable free pedestrian movement in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The maintenance programme as described in paragraph 6.4 - 6.7 the Design/ Access & Heritage statement shall be carried out every two years from the date of implementation of the scheme.

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.

- 6 Upon implementation of the scheme the maintenance procedure as described in paragraph 6.9 of the Design / Access & Heritage statement shall be carried out daily between 1100hrs and 1700hrs.

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.

- 7 Light emanating from the office pod shall not at any time increase the pre-existing light levels expressed in cd/m outside the pod when in use and all LED lighting is to be switched off when not in use.

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.

- 8 No advertisements are to be displayed on, in or from the site without prior consent in writing from the planning authority.

Reason: To safeguard the appearance of the conservation area in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Class B1 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 only be used as a bespoke office pod (as described in the Design/ Access & Heritage Statement hereby approved) and not as a general Class B1 office.

Reason: To safeguard the appearance of the immediate area and to ensure that the future occupation of the structure does not adversely affect the immediate area by reason of noise and disturbance in accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

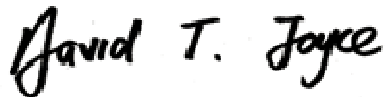
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Planning and Regeneration