

Mr. S S Basuta  
58 Station Road  
Langley  
Slough  
Berkshire  
SL3 8BT

Application Ref: **2017/0220/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

9 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (General Permitted Development) (England) Order 2015

### **Prior Approval Required - Approval Given**

Address:  
**317 Gray's Inn Road**  
**London**  
**WC1X 8PX**

Proposal:  
Change of use of ground and basement floors from A1 (retail) to A3 (restaurant) use and installation of associated extractor duct at rear.

Drawing Nos: Cover Letter, Location Plan, Site Plan/Block Plan, CDL/317/1, CDL/317/2 and Noise Impact Assessment Report.

The Council has considered your application for prior approval for a change of use from retail, betting office or pay day loan shop or casino to restaurant or café as described above and hereby determines that prior approval is required and **gives approval**.

Condition(s) and Reason(s):

- 1 The external noise level emitted from plant, machinery or equipment and suggested noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or



most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

- 2 Prior to use, machinery, plant or equipment and any associated ducting 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.

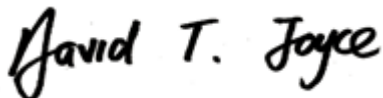
Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 3 Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015

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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning