

Mr Michelle Allison
Enki Architectural Design
87b Cavendish Road
London
N4 1RR

Application Ref: **2014/2120/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

4 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
183 Tottenham Court Road
London
W1T 7PE

Proposal:
Retention of the rear raised decked area and retractable canopy at upper ground floor level and the use of the entire rear yard to provide outdoor area to existing drinking establishment (Class A4).

Drawing Nos: 12149-A200-05, 12149-A200-P01 Rev 1, 12149-A200-E02, 12149-A100-BF Rev 2 and 12149-A200-UE01 Rev 1.

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 shall be carried out in accordance with the following approved plans: 12149-A200-05, 12149-A200-P01 Rev 1, 12149-A200-E02, 12149-A100-BF Rev 2 and 12149-A200-UE01 Rev 1.

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



- 2 No amplified music shall be audible on the terrace and no visual displays (eg TV's, projectors etc) shall be played on the terrace in such a way as to be audible within any neighbouring residential properties within Gordon Mansions 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 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbour), DP 28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The raised decked area and rear yard area, for use in connection with the public house (Class A4), shall only be used during the hours of 11:00 to 22:00 Monday to Saturday and 11:00 to 21:00 on Sundays and Bank Holidays; outside these times the raised decked area and rear yard area shall not be used for any purpose.

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbour), DP 28 (Noise and vibration) 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).

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment