

Mr Ian Watts
McAndrew Watts
The Coach House
29 Birmingham Road
Whitacre Heath
B46 2ET

Application Ref: **2017/1550/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

19 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
London School of Hygiene & Tropical Medicine
15-17 Tavistock Place
London
WC1H 9SH

Proposal:
Change of use of part of ground floor from Education Facility (D1) to to a restaurant/cafe
(A3 use)

Drawing Nos: 1450-PL101B, 1450-PL102A, Supporting Statement (May 2017).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1450-PL101B, 1450-PL102A and Supporting Statement (May 2017).

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

- 3 The approved cafe shall remain ancillary to the existing D1 educational use of the London School of Hygiene and Tropical Medicine.

Reason: In recognition of the special circumstances of the applicant and to accord with policies CS7 (Promoting Camden's centres and shops) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy, policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies and policies C2 (Community facilities) and TC4 (Town centres uses) of the of the London Borough of Camden Local Plan Submission Draft.

- 4 The area shown marked as dual use on plan ref 1450-PL101B shall be retained as a dual use meeting/social area for the London School of Hygiene & Tropical Medicine (D1 use).

Reason: To maintain strict control over the use of the site and to accord with policies CS7 (Promoting Camden's centres and shops) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy, policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies and policies C2 (Community facilities) and TC4 (Town centres uses) of the of the London Borough of Camden Local Plan Submission Draft.

- 5 The use hereby permitted shall not be carried out outside the following times 8am - 6.30pm Mondays to Fridays and 8am-1.30pm Saturdays and Sundays and not at all on Public or Bank Holidays.

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, 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 neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development) A4 (Noise and vibration) and TC4 (Town centres uses) of the London Borough of Camden Local Plan Submission Draft.

- 6 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 (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, 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 neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development) A4 (Noise and vibration) and TC4 (Town centres uses) of the London Borough of Camden Local Plan Submission Draft.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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, 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 neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development) A4 (Noise and vibration) and TC4 (Town centres uses) of the London Borough of Camden Local Plan Submission Draft.

- 8 Details of the location, design and method of waste storage and removal including recycled materials shall be submitted to and approved in writing by the local planning authority prior to the first use of the development. The approved details shall be provided prior to the first use of the development and permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy, policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development

Policies and policies A1 (Managing the impact of development) and CC5 (Waste) of the London Borough of Camden Local Plan Submission Draft.

Informative(s):

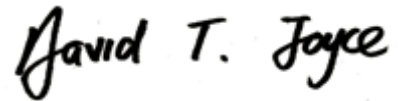
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning