

Projection Architects Ltd
10 Patterdale
Osnaburgh Street
London
NW1 3QJ

Application Ref: **2017/3218/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

6 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:
151 Kings Cross Road
London
WC1X 9BN

Proposal:
Change of use at ground floor from shop (Class A1) to restaurant (Class A3) and associated alterations including the installation of extraction system at rear under the General Permitted Development Order 2015 Schedule 2, Part 3, Class C (as amended).
Drawing Nos: Site Location Plan, A-01, A-02, A-03, Acoustic Impact Assessment dated 26.05.2017

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment 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 equipment at the development hereby approved along with specified noise mitigation 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, plant equipment and 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 The use of the extract unit and flue shall take place during the period of 11:00 to 00:00 on Monday to Sundays and Public/Bank Holidays only and at no other time outside of these times.

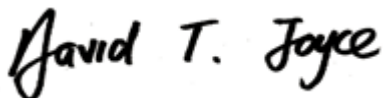
Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise.

- 4 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



David Joyce
Director of Regeneration and Planning