

Miss Alice Broomfield
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2017/3030/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

10 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
175-185 Gray's Inn Road
London WC1X 8UE

Proposal:
Change of use of the existing café (Use Class A3) to a flexible use as a cafe or office (A3/B1a)

Drawing Nos: TWI-1206-G-PLAN; GIR-BBA-Z0-ZZ-DR-A-01001-D5 Rev P2; TWI-1206-G-EXTPLAN and Cover letter dated 26/05/2017.

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 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 policies D1 and D2 of the Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans TWI-1206-G-PLAN; GIR-BBA-Z0-ZZ-DR-A-01001-D5 Rev P2; TWI-1206-G-EXTPLAN and Cover letter dated 26/05/2017.

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

- 4 The cafe use (A3) hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC1, TC3 of the London Borough of Camden Local Plan.

- 5 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 G1, CC1, D1, A1, and A4 and TC1 and TC3 of the London Borough of Camden Local Plan.

- 6 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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission.

The host building is occupied by an office (B1a) use over all floors in addition to a ground floor café (A3). It is located within the Bloomsbury Conservation Area and the Central London Area; however, it is not within a frontage, local area or

neighbourhood centre. Planning permission is sought to convert the café (A3) into a flexible café/office (A3/B1a) use. The café is now vacant and the owner wants flexibility for potential occupiers.

Local Plan policy TC3 (Shops outside of centres) protects shops (A1) from being converted into alternative uses. Paragraph 9.26 of the supporting text states that the Council will resist the loss of shops with reference to Use Class A1. Therefore, there is no protection against the loss of the café (A3) in local policy and its change of use to flexible office/café is supported. Policies E1 (Economic development) and E2 (Employment premises and sites) encourage economic growth and the provision of employment premises. It is considered that the flexible use would allow the potential for further economic benefits and the prospect of the cafe being brought back into use, to provide an amenity for the surrounding area. Both uses are supported and of benefit to the local area.

No other internal or external changes are proposed that would constitute development and the cycle parking would remain as approved under 2017/0306/P. Due to the nature of the proposal it is unlikely any undue harm would resulting to surrounding occupiers of uses.

The site's planning and appeal history has been taken into account when coming to this decision. No comments have been received through the consultation process.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies E1, E2, A1, D1, D2, TC3 and T2 of the Camden Local Plan Draft Submission 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.

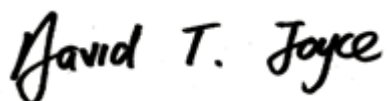
- 4 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning