

Miss Freya Turtle  
Iceni Projects Ltd  
Flitcroft House 114-116 Charing Cross  
Road London WC2H 0JR

Application Ref: **2017/3142/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

17 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Denmark Street**  
**London WC2H 8LZ**

Proposal:

Partial demolition of single storey rear elements (WCs); erection of additional storey (to create a first floor) to the rear workshop building to create an eating area for the existing bar (A4) use; bridge link and stairwell in rear yard; rear entrance and stairwell from Book Mews and associated external and internal alterations.

Drawing Nos: (1401\_7D(PL-EX/PL)00); (1401\_7D(PL-EX)00-03 and 10-14); (1401\_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 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 (1401\_7D(PL-EX/PL)00); (1401\_7D(PL-EX)00-03 and 10-14); (1401\_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 2017.

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

- 3 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 June 2017.

- 4 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 A1 and A4 of the Camden Local Plan June 2017.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan June 2017.

- 6 The double glazed windows to the first floor of the rear workshop building, as annotated in drawing no. (1401\_7D(PL))02 and 12, shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extensions hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in

accordance with the requirements of policy A1 of the Camden Local Plan June 2017.

- 7 The additional bar (A4) floorspace approved shall be used as an ancillary eating area for the existing bar only and for no other purpose, unless otherwise agreed in writing by the local planning authority. The eating area should not be used as a separate or independent use in the approved use class or any other.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of noise and general disturbance in accordance with policies A1 and A4 of the Camden Local Plan June 2017.

- 8 The additional bar (A4) use hereby permitted shall not occur outside of the following times: 08:00 to 23:30 Monday to Saturday and 11:00 until 22:30 Sundays and no customers shall be permitted within these premises outside of the approved hours of use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan June 2017.

- 9 The courtyard area shall not be used by customers of the premises at any time and the rear door to the main building, labelled as 'means of escape' on drawing no. 1401\_7D(PL)01, and the rear door to the rear workshop building labelled as 'access to Book Mews' on drawing no. 1401\_7D(PL)01, shall be used by members of staff only except in emergencies.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of noise and general disturbance in accordance with policies A1 and A4 of the Camden Local Plan June 2017.

#### 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

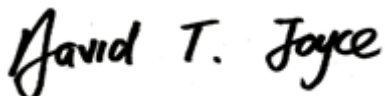
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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



David Joyce  
Director of Regeneration and Planning