

Jon Dingle  
Jon Dingle Ltd  
29 The Green  
Winchmore Hill  
London  
N21 1HS

Application Ref: **2017/2736/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

19 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**51 Red Lion Street**  
**London**  
**WC1R 4PF**

Proposal:

Retrospective change of use of basement and ground floor from sui generis use (private member's club) to A3/A4 use with associated installation of extract duct to rear elevation of building.

Drawing Nos: 17356/01\_RevA; 17356/02\_RevA; Noise Impact Assessment by Sound Planning dated 02 May 2017 (Ref: J02900R1); Design and Access Statement dated 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 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 policy D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17356/01\_RevA; 17356/02\_RevA; Noise Impact Assessment by Sound Planning dated 02 May 2017 (Ref: J02900R1); Design and Access Statement dated May 2017.

Reason:

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

- 4 Prior to use of the development plant equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. The noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

- 5 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.

- 6 The use hereby permitted shall not operate outside the following times 15:00-23:00 Sundays to Thursdays, 15:00-00:00 Fridays, Saturdays 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 TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The existing ground floor and basement sui generis unit has been in use as an unauthorised A3/A4 unit since 2009 and prior in use as a private member's club. The floorspace of the unit measures 131sqm. The application site is located within the Central Activities Zone, but is not within a designated Central London Frontage, nor is it within a designated town centre. The proposal does not result in the loss of employment or retail floorspace.

No external alterations are proposed to the front elevation of the building, which will keep the active ground floor frontage of the building. To the rear of the building, an extraction duct will be installed which is not considered to cause harm to the character and appearance of the host building, streetscene or wider conservation area. A noise impact assessed was submitted which was reviewed by the Council's Environmental Health Officer who does not object to the proposal subject to the conditions set out above in regards to further details of noise and anti-vibration measures.

The proposal is not considered to cause adverse harm towards the amenity of neighbouring occupiers by virtue of noise and disturbance from the premises in question, or in accumulation with nearby food and drink uses. A further condition is attached on the operating hours to further ensure the effects of the eating/drinking unit will not cause nuisance or harms to neighbouring residential occupiers.

No objections were received on the proposal prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention and has been paid to the desirability of preserving or enhancing the character and 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 A1, A4, D1, D2 and TC2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.

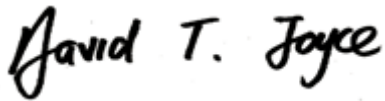
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning