

Miss Laura Morris  
CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2017/5591/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

19 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**Seven Dials Warehouse**  
**42 Earlham Street**  
**London**  
**WC2H 9LA**

Proposal: Variation of condition 4 (roof terrace hours of use) of planning permission granted on 21/12/2016 (ref:2016/5939/P), as amended by application ref: 2017/1723/P granted on 20/06/2017, for the creation of terrace at roof level, alterations to ground floor façade and fenestration, and replacement of rooftop plant.

Drawing Nos: Covering letter dated 06/10/2017 and Noise Impact Assessment by Clarke Saunders dated 04/10/2017.

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 the original permission granted on 21/12/2016 under reference 2016/5939/P.



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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 527-EX.01, 527-EX.02, 527-EX.03, 527-EX.04, 527EX.05,527-EX.06, 527-EX.07, 527-EX.08, 527-EX.09, 527-EX.10, 527-EX.11, 527-EX.13, 527-EX.14, 527-EX.15, 527-EX.16, 527-EX.17, 527-EX.18, 527-EX.19, 527-AS.01, 527-AS.02, 527-AS.03, 527-AS.04, 527-AS.05, 527-AS.06, 527-AS.07, 527-AS.08, 527-AS.09, 527-AS.10, 527-AS.11, 527-AS.12, 527-AS.13, 527-AS.14, 527-AS.15, 527-AS.16, 527-AS.17, 527-AS.18, 527-AS.19, 527-AS.20, 527-AS.21, 527-AS.22, 527-AS.23, 527-AS.24, 527-AS.25, 527-AS.26, 527-AS.27, 527-AS.28, 527-AS.29, 527-AS.31, 527-AS.32, 527-AS.33, 527-AS.34, 527-AS.35, 527GA.01,527-GA.02, 527-GA.03, 527-GA.04, 527-GA.05, 527-GA.06, 527-GA.07, 527-GA.08, 527-GA.09, 527-GA.10, 527-GA.11, 527-GA.12, 527-GA.13, 527GA.14, Design & Access Statement (GPad) - October 2016, Planning Statement (CBRE) (28th October 2016), Historic Building Report (Donald Insall Associates) (October 2016), Noise Impact Assessment (Clarke Saunders)(14 October 2016).

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

- 4 For the purposes of this decision, condition no.4 of planning permission 2016/5939/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 4

The roof terrace hereby approved shall not be used between 1900 hours and 0800 hours, apart from events restricted to 2100 (no more than 3 per calendar month and not exceeding 24 per annum). Staff members are permitted to close and vacate the premises, as long as they do not make noise which would be audible from any nearby residential properties, up to a maximum of 30 minutes beyond the approved opening hours.

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

- 5 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 2017.

- 6 Prior to use, new plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and any motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

- 7 No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

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 of the London Borough of Camden Local Plan 2017.

- 8 No structures shall be erected on the roof terrace (e.g. tents, marquees).

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 2017.

- 9 Prior to the first use of the roof terrace, a management plan for the use of the rooftop terrace for those occasions where the use extends beyond 7pm shall be submitted to and approved in writing by the Local Planning Authority and shall be adhered to throughout the period of its use. The management plan shall include details of neighbour notification of any events which last longer than 7pm; vacation of the terrace by 9pm; details of a complaints resolution procedure; designated Events Manager on-site at all times; a security guard (if appropriate) to ensure anti-social behaviour does not take place; an outline schedule of events; and details of any review process.

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 2017.

- 10 The use of the terrace hereby permitted shall not be carried out 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

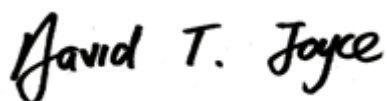
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 search for 'environmental health' on the Camden website 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 a separate premises license in order to sell or supply alcohol. Application forms may be obtained from the Council's website, <https://www.camden.gov.uk/ccm/navigation/business/your-business-account/licensing-and-permits/> or the Camden Contact Centre on Tel: 020 7974 4444.

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