

Mr CHRISTOPHER BEAN
arcplanning
34B YORK WAY
LONDON
N1 9AB

Application Ref: **2017/5299/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

12 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**43-45 Camden Road
LONDON
NW1 9LR**

Proposal:

Change of use at ground floor level from Private Members Club (Sui Generis) to cafe (Class A1/A3) during daytime hours (08:00 - 18:00), replacement of the existing low rendered wall on Camden Road elevation with black painted metal railings, removal of external grilles, addition of 3no retractable canopies and 4no spotlights above fascia, new entrance door with added lantern above, and new external vent to north elevation.

Drawing Nos: Advert Support Letter (19/12/2017); Delivery and Servicing (Revised 06/12/2017); Outside Seating - Impact on Amenity Statement; Sections - Sitting Area and Door Entrance; East and North Elevations - with awnings down (27/10/2017); East and North Elevations - with awnings retracted (27/10/2017) Site Location Plan; Ground Floor Plan (19/12/2017); Lower Ground, Ground, 1st, 2nd and 3rd Floor Plans (6 pages); Street Aspect Illustration and Details of Works (19/12/2017); Block Plan; Planning/Design and Access Statement (19/12/2017); 170711-R001B - Acoustic Report (August 2017); Response to CACC Comments (06/11/2017).

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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Delivery and Servicing (Revised 06/12/2017); Outside Seating - Impact on Amenity Statement; Sections - Sitting Area and Door Entrance; East and North Elevations - with awnings down (27/10/2017); East and North Elevations - with awnings retracted (27/10/2017) Site Location Plan; Ground Floor Plan; Lower Ground, Ground, 1st, 2nd and 3rd Floor Plans (6 pages); Street Aspect Illustration and Details of Works; Block Plan; Planning/Design and Access Statement (04/09/2017); 170711-R001B - Acoustic Report (August 2017); Response to CACC Comments (06/11/2017).

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

- 4 The use of the terrace area by patrons, within the forecourt of the property along the Camden Road frontage, is to be restricted during the opening hours of the cafe only.

Reason: To safeguard the neighbours' and immediate area's amenity in accordance with the requirements of policy A1 and A4 of the London Borough of 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 The external noise level emitted from plant, machinery or equipment at the

development hereby approved shall 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 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.

- 7 Prior to use, plant or equipment and 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

Informative(s):

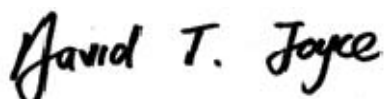
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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