

Application ref: 2017/4233/P
Contact: Matthias Gentet
Tel: 020 7974 5961
Date: 10 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Swain's Lane
LONDON
N6 6QX

Proposal:
Change of use from A1(Retail) to mixed A1/A3 (Retail and Cafe/Restaurant) at ground floor level.
Drawing Nos: Design & Access Statement (25/07/2017); Appendix 1 - Planning Policy Context (25/07/2017); [15009_] 1100 rev01, 1101 rev01.

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: Design & Access Statement (25/07/2017); Appendix 1 - Planning Policy Context (25/07/2017); [15009_] 1100 rev01, 1101 rev01.

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

- 3 The uses hereby permitted shall not be carried out outside the following times 07:30 and 19:00 Mondays to Saturdays and 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, TC1, TC2 and TC5 of the London Borough of Camden Local Plan 2017.

- 4 No primary cooking (including its preparation or serving) shall take place on the premises without all works approved under planning permission ref:2017/5950/P having first been completed.

Reason: To ensure that adjoining residential occupiers and the general area is not affected by odour in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

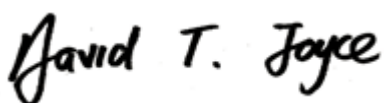
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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