

Application ref: 2018/2811/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 31 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Nick Panayiotou
Voupparis Associates
95 Kentish Town Road
NW1 8WY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:
21 Pratt Street
London
NW1 0BG

Proposal: Prior approval for the change of use of the existing ground floor unit from A2 use (finance and professional services) to A3 (cafe and restaurant) under Class C, Part 3, Schedule 2 of the GPDO 2015

Drawing Nos: 21 PS (OS Extract).18-0206: 01; 02; 03; 04.

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above and hereby determines that prior approval is required and **gives approval**.

Conditions and Reasons:

- 1 The use of the combined unit at 21 Pratt Street and 23 Pratt Street shall not be carried out outside the following times: 09:00 - 23:30 Mondays to Saturdays and 10:00 - 23:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 2 No music shall be played on the premises in such a way as to be audible within

any adjoining premises or on the adjoining highway.

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 and TC2 of the London Borough of Camden Local Plan 2017.

- 3 The A3 (café or restaurant) use at 21 Pratt Street hereby permitted shall only operate as part of the use at 23 Pratt Street, as shown on drawing number 18-206-02, and shall not operate as an independent unit.

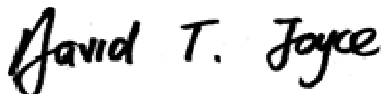
Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that condition 1 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning