

Application ref: 2018/2176/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 5 September 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

Beamish Planning Consultancy
33 Holland Gardens
Brentford
TW8 0BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
75 Southampton Row
London
WC1B 4ET

Proposal:

Change of use of ground floor premises from a restaurant (Class A3) to a hot food takeaway (Class A5) and installation of plant equipment to the rear (amended description).
Drawing Nos: PL099/2864; PL210/2864; G012/2864; G100/2864 Rev L;
2864/2018/G212; 80836-Revision B; Taco Bell Good Neighbour's Guide;
Environmental Noise Survey Results and Noise Impact Assessment for Fixed Plant ref 11132 dated 13/07/2018; Filters product specifications - Purified Air UV-O Odour Control Units; Delivery and Servicing Plan dated May 2018.

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:

PL099/2864; PL210/2864; G012/2864; G100/2864 Rev L; 2864/2018/G212; 80836-Revision B; Taco Bell Good Neighbour's Guide; Environmental Noise Survey Results and Noise Impact Assessment for Fixed Plant ref 11132 dated 13/07/2018; Filters product specifications - Purified Air UV-O Odour Control Units; Delivery and Servicing Plan dated May 2018.

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

- 4 Notwithstanding the proposed change of use approved, the provision of sliding doors and seating in front of the premises as shown on drawing G100/2864 Rev L are not part of this permission.

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

- 5 The use hereby permitted shall not be carried out outside the following times 07:00-00:00 Mondays to Saturdays and 09:00-00:00 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, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 No sound emanating from the use shall be audible within any adjoining premises between 00:00 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 The cumulative sound level from external building services and fixed plant shall be 10dB or more below the representative background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements and the mitigation measures identified in section 14.0 of the noise report.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 8 The heating, ventilation and air conditioning plant items associated with the development shall only be operational between the hours of 07:00-00:00 Mondays to Saturdays and 09:00-00:00 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 9 The UV-O Range filters by Purified air shall be installed and maintained at all times as detailed in the Technical and Operations Manual approved.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 10 All existing plant equipment shall be removed off the existing building, prior to the implementation of the hereby approved scheme.

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.

Informative(s):

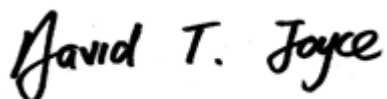
- 1 You would need to apply for full planning permission for alterations to the shopfront.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities 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).
- 3 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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