

Application ref: 2018/3878/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 4 October 2018

Development Management
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

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

Address:
43 Store Street
London
WC1E 7DB

Proposal:

Change of use of basement and ground floor from retail (Class A1) to restaurant (Class A3) and associated alterations including the installation of extraction system to rear under the General Permitted Development Order 2015 Schedule 2, Part 3, Class C as amended.

Drawing Nos: 18/2540/M01 Rev. P1; BB261-2018-000; BB261-2018-001; BB261-2018-002; Acoustic Assessment Report (prepared by PC Environmental, dated 4 July 2018); Cover Letter (prepared by Gerald Eve, dated 9 August 2018); Electrostatic Precipitator Technical & Operational Manual (prepared by Purified Air, dated 2010); Plasma Clean Xtract 2100 Product Specification.

The Council has considered your application for prior approval for the change of use described above and hereby determines that prior approval is required and **gives approval**.

Condition(s) and Reason(s):

- 1 Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended).

- 2 No development shall take place or use commences until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan (OMP), setting out cleaning, maintenance, filter replacements and servicing commitments, in accordance with manufactures recommendations. The OMP should include a written recording system to confirm completion of such work and confirm when work was last undertaken and the date of the next scheduled requirement. The approved odour management plan shall be complied with throughout the duration of the use.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of odour nuisance from food preparation activities.

- 3 Before the first use of the extract equipment commences, the external surface to the extract ducting hereby approved shall be painted black and thereafter permanently retained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area.

- 4 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, 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.

- 5 The use of the extract unit and flue shall take place during the period of 07:00 - 23:00 Monday to Saturday and 08:00 - 22:00 Sundays and Bank Holidays only and at no other time outside of these times.

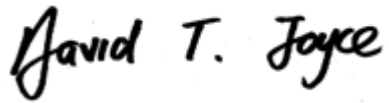
Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected.

- 6 The use hereby approved shall not be carried out outside the following times: 07:00 - 23:00 Monday to Saturday and 08:00 - 22:00 Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning