

Application ref: 2017/6320/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 8 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**55 Neal Street**  
**London**  
**WC2H 9PJ**

Proposal:

Change of use of the basement and ground floors from retail (Class A1) use to a flexible use for either continued retail (Class A1) use or restaurant/cafe (Class A3) use.

Drawing Nos: 23953: E00 (OS Extract); E01; P01; P02; Cover Letter by Rolfe Judd dated 09 November 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 No primary cooking of raw food shall take place on the premises without a flue and/or mechanical plant first being installed on the premises, for which full details

shall be submitted to the Local Planning Authority and approved in writing beforehand.

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.

- 3 The use hereby permitted shall not be carried out outside the following times- 08:00- 00:30 Mondays to Saturdays and 09:00-23:30 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 and TC2 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.
- 3 You are advised that any physical internal alterations will require listed building consent and any physical external alterations will require further planning permission and listed building consent. This will need to be submitted to the Local Planning Authority and approved in writing.
- 4 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning