

Application ref: 2018/0823/P  
Contact: Samir Benmbarek  
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Date: 10 April 2018

**Development Management**  
Regeneration and Planning  
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Indigo Planning  
Indigo Planning Ltd  
Aldermay House  
10-15 Queen Street  
London  
EC4N 1TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Premises at Ground Floor**  
**11-12 Charlotte Mews**  
**London**  
**W1T 4EQ**

Proposal: Change of use of ground floor unit from office (Use B1) to food innovation office (Sui Generis) and installation of mechanical plant to roof of building.

Drawing Nos: 1762/D100; Q5907/005\_Rev0; Q5907/006\_Rev0; Q5907/007\_RevD; Q5907/008\_RevA; 5907/002\_RevH; 5907\_EquipmentSchedule; Acoustic Report by Aulos Acoustics dated 15 February 2018; Planning Statement by Indigo Planning dated February 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:

1762/D100; Q5907/005\_Rev0; Q5907/006\_Rev0; Q5907/007\_RevD; Q5907/008\_RevA; 5907/002\_RevH; 5907\_EquipmentSchedule; Acoustic Report by Aulos Acoustics dated 15 February 2018; Planning Statement by Indigo Planning dated February 2018.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level at the nearest residential receptor at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Section 11.0 of the Environmental Noise Survey Report.

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

- 5 This permission shall be personal to PizzaExpress Limited during their occupation and shall not endure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for office (B1) use on the ground floor.

Reason: In recognition of the special circumstances of the applicant and to accord with the Camden Local Plan.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to change the use of the existing ground floor unit (149sqm) from office (B1a) to a 'food innovation' office (sui generis). The proposed use would be primarily office but would incorporate cooking elements. The ground floor unit would be used to develop menus for its chain of restaurants. The unit would not be operated as restaurant and users of the unit would be staff or invited guests for research purposes. The change of use from B1a to sui generis is considered acceptable in this instance as the proposed ground floor unit would still be considered a business or employment space within the Camden Local Plan (other unclassified uses of similar nature). Therefore, the proposed ground floor uses would still continue a provision of employment floorspace in line with policies E1 and E2 of the Camden Local Plan.

The proposed extraction and air conditioning units would be positioned within a discreet location upon the roof of the building and it is considered that the scale and extent of the proposed plant is subordinate to the host building. The proposed mechanical plant would not be visible from the street scene and it is considered that the proposed plant would not affect the character and appearance of the host building or the wider Charlotte Street Conservation Area. No other external alterations are proposed.

The application is accompanied by an acoustic report that demonstrates the proposed plant will comply with Camden's noise standards and that it will only operate within daytime hours of 07:00hrs and 23:00hrs. As a safeguard, a condition will be attached to ensure that the external noise emitted from the proposed machinery shall be 10db lower than the lowest background level to ensure that there would be no adverse impacts to adjoining residential occupiers. The Council's Environmental Health Officer has assessed the proposals and has no objection subject to the above condition.

Notwithstanding noise impacts as detailed above, it is not considered the proposed works would cause any adverse impacts on the amenity of adjoining residential occupiers in terms of daylight, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies E1, E2, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

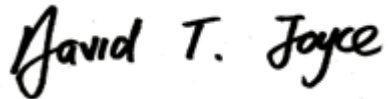
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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