

Application ref: 2019/3859/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 6 November 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WSP Indigo  
Aldermay House  
10-15 Queen Steet  
London  
EC4N 1TX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**37 Tavistock Place**  
**London**  
**WC1H 9SE**

Proposal: Change of use from ancillary hostel use to coffee shop (A1).

Drawing Nos: Site Location Plan (E19-717/1); Existing and Proposed Floorplan (190520\_LON\_reservationsOffice dated 26.07.2019); Covering letter prepared by WSP Indigo (ref. let.001.RR.JM.30890001). Supporting documents: Proposed Moodboard (showing indicative design); Proposed Interior Layout (indicative)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (E19-717/1); Existing and

Proposed Floorplan (190520\_LON\_reservationsOffice dated 26.07.2019);  
Covering letter prepared by WSP Indigo (ref. let.001.RR.JM.30890001).

Supporting: Proposed Moodboard (showing indicative design); Proposed  
Interior Layout (indicative)

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

- 3 The use hereby permitted shall not be carried out outside the following times  
07:00 - 00:00 daily.

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  
TC5 of the London Borough of Camden Local Plan 2017.

- 4 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 D1, A1, A4 and TC5  
of the London Borough of Camden Local Plan 2017.

- 5 At no point shall any primary cooking take place within the unit.

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

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning  
(General Permitted Development) Order 2015 (as amended), no development  
within Part 3, Class M, of Schedule 2 of that Order shall be carried out without  
the grant of planning permission having first been obtained from the local  
planning authority.

Reason: To safeguard the ground unit for commercial purposes as to avoid the  
creation of substandard residential accommodate in order to ensure  
compliance with the requirements of policies G1, D1, A1 and H6 of London  
Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 This approval does not authorise the use of the public highway. Any  
requirement to use the public highway, such as for hoardings, temporary road  
closures and suspension of parking bays, will be subject to approval of relevant  
licence from the Council's Streetworks Authorisations & Compliance Team  
London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street  
London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations  
need to be sought in advance of proposed works. Where development is  
subject to a Construction Management Plan (through a requirement in a S106  
agreement), no licence or authorisation will be granted until the Construction

Management Plan is approved by the Council.

- 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 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](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 4 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 For the purposes of condition 5, primary cooking involving the use of cooking facilities such as hobs, stoves and ovens but would be prohibited, though the reheating of pre-prepared goods would be excluded from this prohibition.

This permission does not grant permission for any external changes to the property. Should any external alterations be required at a later date, full planning permission would be required.

- 7 The applicant is reminded that a licence is required to place tables and chairs on the public highway for eating and drinking activities. Further information relating to such licences can be found on the Council's website here:

<https://www.camden.gov.uk/table-and-chairs-licence>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer