

Application ref: 2018/0755/P  
Contact: John Diver  
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Date: 14 January 2020

**Development Management**  
Regeneration and Planning  
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Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:

**Former WC at junction of Camden Road and Royal College Street  
London  
NW1 9NL**

Proposal:

Change of use of vacant underground public lavatories (Sui Generis) to drinking establishment (Class A4) (retrospective)

Drawing Nos: 17/3939 (OS Extract); 01; 02; Noise Impact Assessment by RBA Acoustics dated 21 March 2018; Planning Statement by Planning Potential dated 08 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 shall be carried out in accordance with the following approved plans: 17/3939 (OS Extract); 01; 02; Noise Impact Assessment by RBA Acoustics dated 21 March 2018; Planning Statement by Planning Potential dated 08 February 2018.

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

- 2 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 G1, CC1, D1, A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not be carried out outside the following times- 10:00 - 23:30 Mondays to Thursdays, 10:00 - 00:30 Fridays and Saturdays and 11:00 - 23:00 Sundays and Bank Holidays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1 and TC2 of the London Borough of Camden Local Plan 2017.

- 4 Within 3 months of the date of this decision, details of a waste management plan shall have been submitted to the local authority for written approval. Details shall include the location and method of waste storage and removal including recycled materials. The use shall thereafter be carried out in strict accordance with the details thereby agreed.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with policies A1, A4, TC2 and CC5 of the London Borough of Camden Local Plan 2017.

- 5 Within 3 months of the date of this decision, an Operational Management plan shall have been submitted to the local authority for written approval. Details shall include the methodology for controlling patron ingress/egress from the premise and smoking area to avoid harmful congregation or noise as well as details of door staff responsibilities. The use shall thereafter be carried out in strict accordance with the details thereby agreed.

Reason: To ensure that the operation of the business does not give rise to issues of noise and disturbance or issues of anti-social behaviour that might disrupt local residents or the amenity of the local area generally, in accordance with policies A1, A4, C5, TC2 and CC5 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 ENFORCEMENT ACTION TO BE TAKEN

Please note that should the compliance period for the conditions set out above have elapsed without sufficient submissions, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer