

Application ref: 2019/6351/P
Contact: Matthew Dempsey
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Date: 22 April 2020

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**46-48 New Oxford Street
London
WC1A 1ES**

Proposal:

Variation of condition 5 of planning permission 2017/1668/P dated 05/10/2017, for;
Change of use of basement and ground floor from retail (Class A1) to restaurant (Class A3) and installation of exhaust flue louvre to west elevation, namely; to vary the permitted hours of operation to allow opening from 0700hrs until 2300hrs daily.

Drawing Nos: Site Location Plan, Design and Access Statement, Planning Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 5 (of 2017/1668/P) will be replaced with the following wording:

The use hereby permitted shall not be carried out outside the following times
0700hrs to 2300hrs Mondays to 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 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The proposal seeks to amend the opening hours of the existing A3 restaurant from; 1100hrs - 2300hrs, to; 0700hrs - 2300hrs daily.

The proposed amendment to the condition would extend the morning opening hours from 1100hrs bringing it forwards to start at 0700hrs. There would be no extension to the opening hours in the evening. The proposed opening hours are considered acceptable given the location in central London, where it would not be unusual to have uses operating at 0700hrs. Therefore the proposed hours would not impact on neighbouring resident amenity or the amenity of the area generally.

The development does not involve any external alterations or extensions, and as such, would not impact the character and appearance of the host building or this part of the Bloomsbury Conservation Area.

No objections were received following public consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

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



Daniel Pope
Chief Planning Officer