

RECEIVED 08 APR 2005
**Development Control
Planning Services**
London Borough of Camden
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London WC1H 8ND

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 Tristan Squire
 ESA Planning
 27 Queen Anne Street
 London
 W1G 9ES

 Application Ref: **2005/0224/P** 0224/P05
 Please ask for: **Celeste Giusti**
 Telephone: 020 7974 5809

31 March 2005

Dear Sir/Madam

DECISION

 Town and Country Planning Acts 1990 (as amended)
 Town and Country Planning (General Development Procedure) Order 1995
 Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

 Address:
Site of Building C
The Stables Market,
Chalk Farm Road,
London
NW1 8AH

Proposal:

Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building.

Drawing Nos: Site location plan; letter from agent dated 20/01/05; P-03 rev G; 04 rev G; P-100; 102; P151A; 11220-1-MSK-0100 rev A; 11220-1-FSSK-0100 rev A; 2406276-2 rev A.

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 five 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 sub-basement hereby approved shall only be used for 621sqm of plant and safety equipment, 135sqm of Class D2 (leisure) and 342sqm of Class A3 (food and drink) and shall be ancillary only to the approved uses of Building C.

Reason: To safeguard the amenity of local residents and to enable the Council to assess the impacts of any alterations to the land use in accordance with policies RE4, EN1, EN20, TR4, SH1, SH2, SH15, SH18, LC2 of the London Borough of Camden Unitary Development Plan 2000.

- 3 No customers associated with the Class A3 floorspace across the Stables Market site shall have access to the sub-basement hereby approved.

Reason: To ensure the amenity of local residents and to avoid the cumulative harmful effect upon traffic, parking and the character of the Camden Town Centre in accordance with policies RE4, EN1, TR4 and SH18 of the London Borough of Camden Unitary Development Plan 2000.

- 4 No persons/staff/customers shall be on the premises in connection with the use between 24.00 hours and 08.00 hours the following day.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2 and SH18 of the London Borough of Camden Unitary Development Plan 2000.

- 5 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 RE2 and SH18 if A3 use of the London Borough of Camden Unitary Development Plan 2000.

- 6 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy TR23 of the London Borough of Camden Unitary Development Plan 2000.

- 8 No development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 Reasons for granting permission.

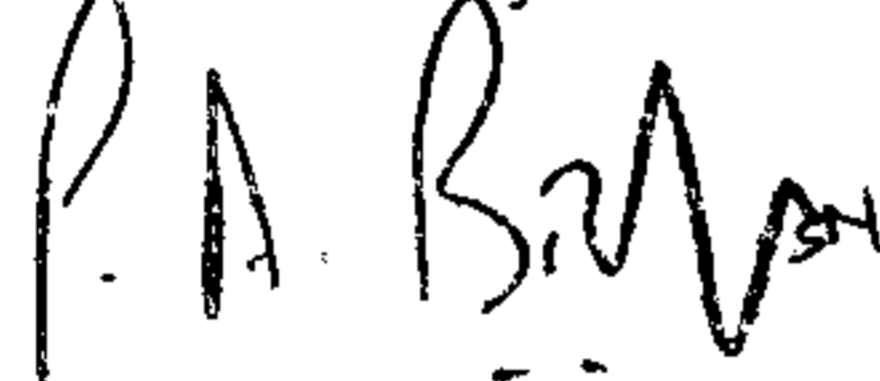
The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE4 Location of development; EN1 General environmental protection and improvement; EN5 Noise and vibration; EN7 Noise and disturbance during construction activity; EN14 Setting of new development; EN20 Community Safety; EN27 Basement Areas; EN31 Conservation Areas; EN41 Preservation of archaeological heritage, TR4 Cumulative impact of proposals; SH1 Consolidation and improvement of centres; SH2 Shopping environment and facilities; SH13 Car parking; SH15 Markets; SH18 Food and Drink (Class A3); LC2 Location of new provision; DS6 Noise and vibration Standards; DS8 Car parking standards. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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 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 Street environment Service (Recycling) on 020 7974 1553.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 6 You are advised that this approval is for the sub-basement only .
- 7 You are advised that condition 4 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is associated.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)