

Matthew Roe
CgMs Ltd
Morley House
26 Holborn Viaduct
London
EC1A 2AT

Application Ref: **2007/3365/P**
Please ask for: **Thomas Smith**
Telephone: 020 7974 **5114**

01 November 2007

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:

**Horse Hospital
The Stables Market
Chalk Farm Road
London
NW1 8AH**

Proposal:

Change of use of the first floor and part of the ground floor (Unit 93) from retail use (Class A1) to a mixed use comprising art gallery/exhibition space and bar (Sui Generis).

Drawing Nos: Site Location Plan APG01-1/01/003; 00/001A; 00/002A; 00/003A; 00/004; 00/005; 00/006; 01/002/G; 02/003/A; 02/001/E; 02/002/B; 02/003A; 02/004; 02/005; 02/006; 02/007; 02/009; 7991-cgms/6; Detail of fresh air intake.

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 use hereby permitted shall not be carried out during the following times: 0100 to 0800 hours daily.

Reason: To safeguard the amenities of the nearby residential occupiers in accordance with the requirements of policies SD6, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Between the hours of 0800 to 2300 daily, the noise climate of the surrounding area shall be protected such that the A-weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured 1 metre from any facade of any noise sensitive premises over any 5 minute period with entertainment taking place shall not increase by more than 5dB as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.

The unweighted equivalent noise level (Leq) in the 63Hz Octave band, similarly measured, should not increase by more than 5dB as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD8, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Between the hours of 2300 and 0800 the following day, the noise climate of the surrounding area shall be protected such that the A-weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured 1 metre from any facade of any noise sensitive premises over any 5 minute period with entertainment taking place shall not increase by more than 3dB as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.

The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any 5 minute period with entertainment taking place, should show no increase as compared to the same measure, from the same location(s), and over a comparable period, with no entertainment taking place.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD8, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Prior to the commencement of the use, a sound limiting device (for example one with the capability of responding to sound levels in dB linear and frequencies) shall be installed and the threshold level of the sound limiting device shall be as agreed

in writing by the Environmental Health/Technical Officer prior to the installation of the device.

Thereafter, the sound-limiting device shall be permanently retained, and maintained in good working order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD8, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to the commencement of the use, a management plan to include measures to reduce noise and disturbance to nearby residents shall be submitted to and approved the local planning authority.

The use shall only be carried out in accordance with the provisions of the approved management plan.

Reason: To safeguard the amenities of nearby residential occupiers and the area generally in accordance with policies SD1, SD6, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1, SD6, SD7, SD8, SD9, B1, B3, B6, B7, T9, R1, R2, R3 and R4. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 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 2363).
- 3 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

- 4 You are advised that condition 2 means that no customers should be on the premises outside the permitted hours.
- 5 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 0207 974 6914 or by email recycling@camden.gov.uk or on the website www.camden.gov.uk/recycling.

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