

Paul Brettell
Greenwood Bell Ltd
Unit 1
Goldings Hall
Goldings Lane
Waterford
Hertfordshire
SG14 2WH

Application Ref: **2012/5473/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

5 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
279 West End Lane
LONDON
NW6 1QS

Proposal:
Erection of single storey rear extension with two lantern rooflights at lower ground floor level including raising the boundary walls all in connection with the existing restaurant (Class A3).

Drawing Nos: Location plan; 5578/P/02/B

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; 5578/P/02/B.

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

- 4 The waste storage area shown on approved plan 5578/P/02/B shall be permanently retained for the storage of waste in connection with the A3 use. The door shall only open inward and should be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of neighbouring residents and to ensure there would be no obstruction to the public footpath in relation to policies: CS5; DP12; DP21; & DP26 of Camden's Local Development Framework 2010.

- 5 The door shown on approved plan 5578/P/02/B marked as 'emergency exit' shall only be used for a means of escape and shall not be used for any other purpose unless approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of adjoining occupiers/owners in accordance with policies: CS5; DP12; and DP26 of Camden's Local Development Framework 2010.

Informative(s):

- 1 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).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 Managing the impact of growth and development, CS7 Camden's centres and shops, CS14 Promoting high quality places and conserving our heritage, CS18 Dealing with our waste and encouraging recycling and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12 Supporting string centres and managing the impact of food, drink, entertainment and other town centre uses, DP21 Development connecting to the highway network, DP24 Securing high quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours, DP28 Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

4 The applicant is advised that the alteration of or provision of new extract equipment would require full planning consent from the Local Planning Authority.

5 In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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