

Mr Nick Belsten
Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2014/5909/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

24 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
79-86 Chancery Lane
London
WC2A 1BQ

Proposal:

Variation of condition 3 (approved plans) of planning permission ref 2013/2159/P dated 10/09/2013 (as amended by 2014/3363/P) for redevelopment of building to provide reconfigured office space, commercial units and residential accommodation, namely change of use of unit 1 at basement and ground floor level from A1 use class (retail) to flexible retail/food and drink (Class A1 or A3) and associated alterations to the basement layout.

Drawing Nos: Site Location Plan (1966PL01); Existing Plans: 1966PL02 - 20; Demolition Plans: 1966PL61 - 76; Proposed basement Plan: 1966PL21 Rev C; Proposed ground floor plan of drawing 1966PL22 Rev B; Proposed indicative internal extract and servicing details- (Prefix: 47063586-CL-) 101 Rev C1; 201 Rev C1; 201 Rev C1; 203 Rev C1; 206 Rev C1; 207 Rev C1; 214 Rev C1; 215 Rev C1; Existing and Proposed Views: 1966PL51 - 57; Supporting Documents: Design and Access Statement by ORMS Architects (12 April 2013); Heritage Statement by Heritage Collective (April 2013); Planning note by Farebrother dated June 2014; Statement of Community Involvement by Local Dialogue (April 2013); Sunlight and Daylight Report by GVA (April 2013); Travel Plan by URS (April 2013); Transport Statement by URS (April 2013); Acoustic Assessment 5236/AAR by URS



(April 2013); Air Quality Report (28 May 2013); Sustainability Statement by URS; Energy Statement by URS (April 2013); Lifetime Homes Assessment by ORMS Architects (12 April 2013); Flood Risk Assessment by Watermans (April 2013); Ecology Assessment by Watermans (April 2013); Letter by Indigo dated 18th September 2014 (Ref: let.001.NB.SM.2167001)

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 3 of planning permission dated 10/09/2013 ref 203/2159/P (As amended by planning application ref: 2014/3363/P) shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan (1966PL01); Existing Plans: 1966PL02 - 20; Demolition Plans: 1966PL61 - 76; Proposed basement Plan: 1966PL21 Rev C; Proposed ground floor plan of drawing 1966PL22 Rev B; Proposed indicative internal extract and servicing details- (Prefix: 47063586-CL-) 101 Rev C1; 201 Rev C1; 201 Rev C1; 203 Rev C1; 206 Rev C1; 207 Rev C1; 214 Rev C1; 215 Rev C1; Existing and Proposed Views: 1966PL51 - 57; Supporting Documents: Design and Access Statement by ORMS Architects (12 April 2013); Heritage Statement by Heritage Collective (April 2013); Planning note by Farebrother dated June 2014; Statement of Community Involvement by Local Dialogue (April 2013); Sunlight and Daylight Report by GVA (April 2013); Travel Plan by URS (April 2013); Transport Statement by URS (April 2013); Acoustic Assessment 5236/AAR by URS (April 2013); Air Quality Report (28 May 2013); Sustainability Statement by URS; Energy Statement by URS (April 2013); Lifetime Homes Assessment by ORMS Architects (12 April 2013); Flood Risk Assessment by Watermans (April 2013); Ecology Assessment by Watermans (April 2013); Letter by Indigo dated 18th September 2014 (Ref: let.001.NB.SM.2167001)

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

- 2 In the event that the A3 restaurant use is implemented, the use hereby permitted shall not be carried out outside the following times 08:00hrs to 24:00 hrs Mondays to Saturdays and on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 2 You are advised that condition 2 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment