

Department of Planning & Transportation

Peter Wynne Rees
The City Planning Officer



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Your ref 24 Lime Street

Our ref 11/00039/FULL

Case Officer

Sonia Williams

Date 17 March 2011

Town and Country Planning Act 1990

PLANNING PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The Common Council of the City of London hereby permits the development referred to in the schedule below in accordance with the plans submitted and subject to the conditions set out therein. Your attention is drawn to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 11/00039/FULL

Location: 24 Lime Street London EC3M 7HS

Proposal: Change of use of the rear ground office (Class B1) to a Yoga Gym (Class D2) (108sq.m.).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan 2002: UTIL 6, ENV 1.

- 3 Before any works thereby affected are begun, a scheme in the form of an acoustic report compiled by a qualified specialist shall be submitted to and approved in writing by the Local Planning Authority specifying the materials and constructional methods to be used demonstrating that there is adequate sound proofing to both airborne and structure borne noise transmission between the Class D2 use and the surrounding offices in the building. The details approved must be implemented before the Class D2 use commences and shall be so maintained thereafter for the life of the unit.
REASON: To protect the amenities of commercial occupiers in the building in accordance with the following policy of the Unitary Development Plan 2002: ENV 33.
- 4 No live or recorded music that can be heard outside the premises shall be played.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Unitary Development Plan 2002: ENV 33.
- 5 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Drawing nos. LMST-P-001 rev A; LMST-P-101 rev A; LMST-L-000.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 Access for people with disabilities is a material consideration in the determination of planning applications. The City of London Corporation has published design standards giving advice on access for people with disabilities and setting out the minimum standards it expects to see adopted in the City buildings. These can be obtained from the City's Access Adviser, City Planning Officer and District Surveyor. Further advice on improving access for people with disabilities can be obtained from the City's Access Adviser. Your attention is drawn to the Disability Discrimination provisions of the Equality Act 2010 to ensure that disabled people are not significantly disadvantaged.

Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.
- 2 The Director of Environmental Services (Environmental Health Team) must be consulted on the following matters:

- (a) Alterations to the drainage and sanitary arrangements.
- (b) The control of noise from plant and equipment;

- 3 Reason for Grant of Planning Permission - The decision to grant this planning permission has been taken having regard to the policies in the City of London Unitary Development Plan 2002 set out below, the London Plan, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. There were no objections raised by third parties to this application.

The proposed change of use complies with the City of London UDP policies which aim to encourage the provision of recreation and sports facilities. Although the unit would not be fully accessible because of the constraints of the existing building, provision has been included for disabled people. No external alterations are proposed.

Relevant UDP Policies:

- REC4 - Resist loss of recreation/sport facility
- ECON4 - Permit appropriate changes from offices
- UTIL6 - Provision for waste collection
- ENV27 - Ensure accessible buildings and spaces

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STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR ON THE GRANT OF PERMISSION SUBJECT TO CONDITIONS

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0117 372 6372) or downloaded from their website on www.planning-inspectorate.gov.uk. Appeals can also be made on-line.
- The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they have imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.