

Application ref: 2022/3086/P  
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Date: 27 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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J Butterworth Planning  
71-75 Shelton Street  
London  
WC2H 9JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Basement And Ground Floor**  
**28 Goodge Street**  
**London**  
**Camden**  
**W1T 2QQ**

Proposal:

Change of use from Class E (dry cleaner) to a sui generis mixed-use coffee shop/cafe and beauty salon and associated alterations including replacement rooflight to rear, replacement of shopfront window and door, and extension to glass block pavement lights to front of the unit.

Drawing Nos: (Prefix 577-28GST) 001 Rev P1, 002 Rev P1, 010 Rev P1, 011 Rev P1, 012 Rev P1, 020 Rev P1, 021 Rev P1, 100 Rev P1, 101 Rev P2, 102 Rev P1, 201 Rev P1, 202 Rev P2, Planning, Design, & Access and Heritage Statement (July 2022), and Existing Elevation Images & Street Context Precedents.

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 development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 577-28GST) 001 Rev P1, 002 Rev P1, 010 Rev P1, 011 Rev P1, 012 Rev P1, 020 Rev P1, 021 Rev P1, 100 Rev P1, 101 Rev P2, 102 Rev P1, 201 Rev P1, 202 Rev P2, Planning, Design, & Access and Heritage Statement (July 2022), and Existing Elevation Images & Street Context Precedents.

Reason:

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site lies within the 'Fitzrovia Specialist Shopping Area', specifically the 'Goodge Street Neighbourhood Centre', as designated by the Camden Local Plan 2017. Policy TC2 of the Local Plan seeks to promote successful and vibrant centres throughout the borough by maintaining the right balance and mix of uses. Policy TC2 endeavours to ensure that there is a minimum 50% of retail uses within the ground floor units.

Since the publishing of the Camden Local Plan 2017 and Policy TC2, the Use Classes Order has been amended (2020) such that commercial uses are now by and large grouped together in Class E which essentially includes commercial, business, and service uses. As such, the strict requirement for proportions of (Class A1) retail in the town centre is no longer applicable. Nevertheless, the intention of the Local Plan town centre policies to protect the function, character, vitality, and viability of the town centre remains.

It is noted that a combination café and beauty salon is considered akin to a commercial use which would fulfil the aims of Policy TC2. The proposed use would be appropriate in the neighbourhood centre and would uphold the function, character, and vitality of the commercial frontage. It would be suitable and appropriate change within the local context as part of the Fitzrovia Specialist Shopping Area.

- 2 The existing shopfront is proposed to be replaced with a style more in line with the historic character of Goodge Street and the wider conservation area. The main alteration to the existing storefront includes the introduction of a recessed entrance, which is in line with other historic shopfronts on Goodge Street (most

notably no.38). The alterations include a new timber framed bi-folding window which will allow for the proposed café to serve customers from the pavement, a new timber framed glazed front door and transom window, fixed curved glazed window, and timber constructed curved front store riser. The proposed alterations are similar in character and materiality to others along Goodge Street, which will result in the development contributing to a more cohesive streetscape. Further, the proposed alterations will help conserve and enhance the character of the host building and the wider Charlotte Street Conservation Area.

At the rear, an existing rooflight is proposed to be replaced with a larger rectangular rooflight of approximately double the size. This will allow for more natural light to filter through to the rear of the proposed beauty salon. The rooflight is not visible from any public vantage points and therefore will have minimal impact on the appearance of the host building or the character of the conservation area.

The proposed extension to the glass block pavement lights along the front pavement will have limited impact on the appearance of the conservation area as full width glass block pavement lights already exists on several neighbouring properties along Goodge Street. In this respect, the proposed glass blocks will help enhance the character of the wider conservation area.

It is considered that due to the scale and scope of the proposed works, the development would have a negligible impact on the amenity of neighbouring occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies A1, D1, D2, D3, TC2, and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020

7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer