

Application ref: 2023/0304/P
Contact: Adam Greenhalgh
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Date: 31 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8-10 Hairdressing Salon And Premises At Unit 4 And 6
Neal's Yard
London
WC2H 9DP**

Proposal:

Alterations to windows openings to include window replacements to ground floor unit
Drawing Nos: 25526-A: 001-P1, 100-P1, 300-P1, 200-P2, 400-P1, 500-P1

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 drawings:

25526-A (prefix): 001-P1, 100-P1, 300-P1, 200-P2, 400-P1, 500-P1

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The new ground floor window on the north elevation shall be non-opening as shown on the proposed ground floor plan A-200-P2 hereby approved.

Reason: To reduce the potential for noise outbreak from the premises in the interests of the amenity of neighbouring occupiers, in accordance with policy A1 of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is to remove the cills of the existing glazed doors/windows on the north east elevation and to replace the window on the north elevation with a pair of new timber full height windows. These are indicated as being 'non-opening' on the proposed ground floor plan and a condition would be attached accordingly.

The proposal is effectively the same as that for which planning permission was granted under application 2019/1028/P on 04/04/2019 although this permission did not have the stipulation that the new window on the north elevation would be non-opening. This is considered necessary to prevent any potential noise outbreak that could harmfully impact on the amenity of neighbouring occupiers and is further discussed in the associated consultation summary.

In terms of the effects on the appearance of the site and the Conservation Area there would be no adverse impacts. The new timber double glazed full height window on the north elevation would be similar to the windows and doors on the other side and it would preserve the townscape and heritage characteristics of the building and the Conservation Area. The application includes sectional details (plans and elevations) of the new window which would have reveals, jambs and mullions in keeping with the existing and appropriate to the building.

The removal of the cills to the full height windows and doors on the north east elevation would similarly not have any adverse effects on the character or appearance of the site or the Conservation Area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would have no effects on the light, privacy or outlook of any neighbouring occupiers. Two letters of objection were received, relating to potential noise disturbance from the new window opening. These are addressed in an associated Consultation Summary.

The planning history of the site has been taken into account in the assessment of the application.

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

- 2 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).
- 3 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.
- 4 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer