

Application ref: 2022/2425/P
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Date: 24 April 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

Savills (UK) Limited
33 Margaret Street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Brunswick Centre Estate
12 and 14 Brunswick Centre
London
WC1N 1AE

Proposal:

The installation of a replacement shopfront to units nos. 12 & 14.

Drawing Nos: 123/001; 123/002; 123/003; 123/004; 123/005; 123/006; 123/008;
123/009; 123/010; 12-14BSC/SLP/2021 and 1564-E02-GA.

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: 123/001; 123/002; 123/003; 123/004; 123/005;

123/006; 123/008; 123/009; 123/010; 12-14BSC/SLP/2021 and 1564-E02-GA.

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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the replacement of the existing shopfronts to these two units as revised reduced the majority of the metal work decreasing the shopfront thickness, so not to interrupt the 'sleekness' and the consistency to the Levitt Bernstein scheme. The proposed glazed frontage brought forward of the column and 2 centrally positioned paired doors which are inward opening either side of it (providing independent access to Units 12 and 14); and installation of revised shopfront which creates an external lobby area. The proposal is to facilitate the amalgamation of 2 separate and vacant retail units into one enlarged commercial unit.

The existing shopfront is modern (following the refurbishment works in 2006) and accordingly there is no loss of any historic fabric as a direct result of the development. The proposed works would not have any impact on the significance of the heritage asset. The new shopfront retains the use of materials which are consistent with the wider Centre and is entirely appropriate in terms of form and function. The design will retain an active shopfront in accordance with the Brunswick Centre's retail function and the aspirations of Policy D3. As revised the redesigned shopfront has reduced the previously shown metal work and does not interrupt the 'sleekness' and the consistency to the Levitt Bernstein scheme and the Conservation Officer raised no objection to the revised scheme.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the policies G1, A1, A4, CC1, D1, D3, DM1 and TC2 of the London Borough of Camden Local Plan 2017; London Plan 2021 and the provisions of 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.

- 5 You are advised that this permission relates only to the approval of works relating to a replacement shopfront, the associated listed building consent (Ref 2022/3137/L) grants consent for this plus internal works and layout. You are reminded that the use of the units for which planning permission was granted on 1st September 2003 (Ref: PSX0104561) is restricted by the conditions imposed. In particular I would draw your attention to condition 3 which states: "up to a maximum of 40% of the retail floorspace equating to 3386sqm (excluding the supermarket and eye catcher) is permitted to be used within Use Classes A2 and A3 of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. You are also reminded of the need to provide details of the method of ventilation and extraction systems and their acoustic performance prior to commencing any restaurant use (condition 8). You should further refer to planning permission PSX0104561 for other planning conditions that would apply to these units, namely those restricting hours of servicing (condition 7), opening hours for restaurant uses (condition 9) and the playing of externally audible music (condition 19).

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer