

Application ref: 2022/3657/P
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Date: 2 May 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

BeforeBricks Limited
86-90 Paul Street
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**13 Monmouth Street
London
WC2H 9DA**

Proposal:

Addition of retractable awning canopy and barbers pole above shopfront
Drawing Nos: Site Location Plan (Drawing 1), Existing and Proposed Front and Side Elevations (Drawings 2 - 7), Morco Awning Brochure

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/documents:
Site Location Plan (Drawing 1), Existing and Proposed Front and Side Elevations (Drawings 2 - 7), Morco Awning Brochure

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

- 3 Prior to the installation of the awning hereby approved, the Seven Dials Trust 'people's plaque' memorialising Brian Epstein indicated on the existing front elevation shall be re-positioned as shown on the proposed front elevation, and permanently retained as such thereafter.

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.

- 4 When not in use, the awning/canopy hereby permitted shall always be retracted.

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 proposal is for the addition of a retractable acrylic awning with black and white stripes above the shopfront and the installation of a barber's pole to the side of the shopfront, approximately level with the proposed awning.

Awnings above shopfronts are an established feature and part of the streetscene in Monmouth Street and the proposed awning, due to its size, siting and projection, would comply with the Council's guidance on awnings in the Design CPG.

The guidance indicates a preference for canvas awnings. The application form indicates that the awning will be of acrylic. A brochure has been submitted and this confirms that a high quality fabric will be used such that the proposal would preserve the character and appearance of the street and Conservation Area.

The guidance advises that awnings should be retractable. A condition is to be attached that the awning should be retracted when the commercial unit is not in use - in the interests of the appearance of the building, streetscene and Conservation Area.

A condition is also to be attached to require the re-positioning (and retention) of the existing plaque on the building to Brian Epstein, which would otherwise be partly obscured by the proposed awning.

The barber's pole would similarly be appropriately sited and of a traditional design and appearance. It is considered appropriate to the character and appearance of the building, streetscene and 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 height and projection of the awning and barber's pole would not result in any loss of safety for any users of the highway or visitors to the area. The minimum 2.3m clearance above the pavement and 1m from the kerb would be achieved.

No neighbour objections have been received following statutory consultation on the application.

The Covent Garden Community Association had raised concerns over the height and projection of the awning and potential obstruction for highway users. However, it was subsequently confirmed that (as noted above) the height and projection would not hinder users of the footway or carriageway. Thus the objections were consequently withdrawn.

The site's planning history has been taken into account in making the decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The development also accords with the NPPF 2021 and the London Plan 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicy@camden.gov.uk for further details.
- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer