



Site images



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/03/2023</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Fast Track TC				2022/5097/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
100-102 Judd Street London Camden WC1H 9NT				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of single glazed shopfront and glazed brick stall riser with new double glazed timber shopfront with timber stall riser.							
<b>Recommendation(s):</b>		<b>Grant Full Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 13/01/2023 which expired on 06/02/2023 and a press notice was published on 19/01/2023 which expired on 12/02/2023.</p> <p>No responses were received</p>					
Conservation Area Advisory Committee (CAAC)	<p>The Bloomsbury Conservation Area Advisory Committee Objected, stating:</p> <p><i>“On behalf of the BCAAC I would like to object for the following reasons: the proposed and existing drawings are completely confused and inadequate. In any case, the apparently proposed glazing pattern, with sliding panes, is entirely inappropriate for a period building in the conservation area. In addition, the proposals for metal framed windows with an unspecified glazing material is also unacceptable and would cause harm to the conservation area.”</i></p> <p><i>Case Officer’s response:</i>  <i>Responses to the objection by Bloomsbury Conservation Area Advisory Committee are summarized in paragraphs 2.2, 3.4 and 3.5</i></p>					

## Site Description

The application site is a ground floor café (Class E) with a traditional shop front. The upper floors are in residential use and the building is known as Clare Court. It is identified as a positive contributor to the Bloomsbury Conservation Area.



## Relevant History

**2013/0759/P** - Change of use of ground floor retail shop (Class A1) to restaurant & cafe (Class A3). – **Refused** 12/06/2013

**2018/0483/P** - Change of use from A1 (Coffee Shop) to A3 (Restaurant) with provisions for a kitchen extract system. – **Granted** 05/07/2018

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan 2021

### Camden Local Plan 2017

D1 Design

D2 Heritage

D3 Shopfronts

A1 Managing the impact of development

### CPG Design

### Bloomsbury Conservation Area appraisal and management plan

## Assessment

### 1.1 Proposal

1.2. The proposal is for the replacement of the existing single pane timber shopfront windows to double-glazed, timber framed windows. The glazed brick stall riser would also be replaced with a timber stall riser.

### 2. Revisions

2.1 It should be noted that revisions to the proposed scheme were requested in order to address the concerns of the Bloomsbury Conservation Area Advisory Committee. The original proposal was for the replacement of single pane glass shop front windows and doors to new double glazed sliding panes with metal frames. The proposal was revised to the replacement of the existing single pane windows with fixed pane, double-glazed, timber framed windows. The glazed stall riser would also be replaced with timber. As shown on the following proposed drawing:



### 3. Design and Heritage

- 3.1 Policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council seeks to preserve and, where appropriate, enhance Camden’s conservation areas and listed buildings.
- 3.2 Through policy D3, the Council expects a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. It goes on to say “Shopfronts form an essential part of the character and attractiveness of many areas in Camden, in particular its centres, and contribute to the creation of vibrant streets and public spaces. We will seek to protect existing shopfronts that make a significant contribution to the appearance and character of an area, for example through their architectural and historic merit. We will consider the need to keep the appearance of the shopfront, taking into account the quality of its design, its historic importance and its location. Good examples of shopfronts should be retained wherever possible”.
- 3.3 CPG Design states that: “On traditional shopfronts, large expanses of undivided glass should be avoided. Vertical glazing bars (mullions) should be used to subdivide large windows to help visually relate the shopfront with the upper elevations of the building”. It continues, “Traditional materials such as timber, stone and render will be the most appropriate for new shopfronts in conservation areas and listed buildings”.
- 3.4 The original proposal sought to replace the existing timber framed windows with sliding double glazed, metal framed windows. The mullions are a decorative feature of the shopfront. The site’s status as a positive contributor to the conservation area has been taken into consideration and after negotiation, the proposal was revised to the replacement of the existing windows with timber framed, double glazed windows, retaining the decorative feature of the mullions, (as shown above in the proposed drawing at 2.1). In the revision, the proposed window panes are now fixed. The glazed brick stall riser would also be replaced with a timber stall riser which is an improvement as it creates a more traditional character more similar to a historic shopfront.
- 3.5 It is considered that the concerns raised by BCAAC have now been addressed, therefore the proposal would be an acceptable alteration to the street frontage and will preserve the character and appearance of the host building and the surrounding Bloomsbury Conservation Area.
- 3.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under S72 of the Listed Buildings and Conservation Areas

#### **4. Visual Amenity**

4.1 Local plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

4.2 It is not considered that there would be any significant detrimental impact to residential amenity.

#### **5.0 Recommendation:**

5.1 Grant planning permission subject to condition

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30<sup>th</sup> May 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/5097/P  
Contact: Fast Track TC  
Tel: 020 7974  
Email:  
Date: 22 May 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mrs Kumari Morar  
100-102 Judd Street  
London  
Camden  
WC1H 9NT  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**100-102  
Judd Street  
London  
Camden  
WC1H 9NT**

# DECISION

Proposal:

Replacement of single glazed shopfront and glazed brick stall riser with new double glazed timber shopfront with timber stall riser.

Drawing Nos: 1882-01-01; 1882-01-02

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 1882-01-01; 1882-01-02



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 D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission/consent-

One objection was received from the Bloomsbury Conservation Area Advisory Committee. The proposals have been amended to overcome concerns. The works would preserve the character and appearance of the conservation area and would not cause harm to the host building. The proposals are considered to be acceptable.

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 (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021

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>.

Yours faithfully

Chief Planning Officer