

Application ref: 2023/0682/P
Contact: Fast Track TY
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Date: 4 June 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

Studio AA Ltd
Suite 3 Grosvenor House
1 High Street
London
HA8 7TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
76A Chancery Lane
London
WC2A 1AA

Proposal:
Shopfront alterations at ground floor level, including replacement of recessed glazing and bi-folding doors with timber framed fixed bay window and stallriser to enclose existing recess, and installation of new timber framed glazed entrance door.

Drawing Nos: Site location plan; (129-00-DR-)100, 101, 102; 501, 502; Design and Access Statement from Studio AA Ltd. dated April 2023; Planning and Heritage Statement from Tetrik Chartered Town Planners (version 1) dated February 2023.

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: Site location plan; (129-00-DR-)100, 101, 102; 501, 502; Design and Access Statement from Studio AA Ltd. dated April 2023; Planning and Heritage Statement from Tetrik Chartered Town Planners (version 1) dated February 2023.

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 planning permission:

The proposal seeks to re-establish a symmetry between 2 adjacent commercial units (nos. 76 and 76a) and rationalise entrance arrangements by moving the shopfront at the host property (no.76a) further forward from its current set-back position so that both units align more closely. The intention is that the alterations will also improve the visual appeal and character of the ground floor unit which currently operates as a restaurant.

As a result of the proposals, a timber framed fixed bay window and timber panelled stallriser below would enclose an existing recessed customer seating area and replace bi-folding doors at the host property which currently extend across the full-width of the shopfront in its existing set-back position. The reinforced glazing and stallriser would also extend around the side nearest an entrance to the upper floors on the right-hand side of the shopfront to have the same appearance.

The applicant confirms that the landlord intends to remove an existing tall metal railing or grille on this side at a later date and will engage in the planning process as necessary at that time. In the meantime, it is noted that the proposed glazing at the side would still allow visual permeability into this side entrance so helping to reduce opportunities for anti-social behaviour that might otherwise result from proposals.

On the other (left-hand) side of the shopfront (nearest the newsagent at no.76), access would be provided for customers through a new timber framed glazed entrance door, so helping to improve on current access arrangements for customers. The entrance door would be set slightly further back from the bay window so as not impair existing access arrangements to the neighbouring unit at no.76.

An existing external cylindrical column/pillar currently positioned centrally within the recessed area will be retained inside the new bay window to continue to

satisfy any structural requirements. It will be fire-rated and housed in appropriate panelling to form a wholly internal feature.

Overall, therefore, the proposed alterations would appear as sympathetic changes in design terms and provide an uplift to the frontage, in keeping with the existing character and appearance of the wider terrace of ground floor commercial frontages as a whole. As such, the proposals are acceptable in terms of their size, design, material and location, and would enhance the character and appearance of the host building, streetscene and wider Bloomsbury Conservation Area.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to an existing shopfront.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury 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 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.

- 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 of the signatory.

Daniel Pope
Chief Planning Officer