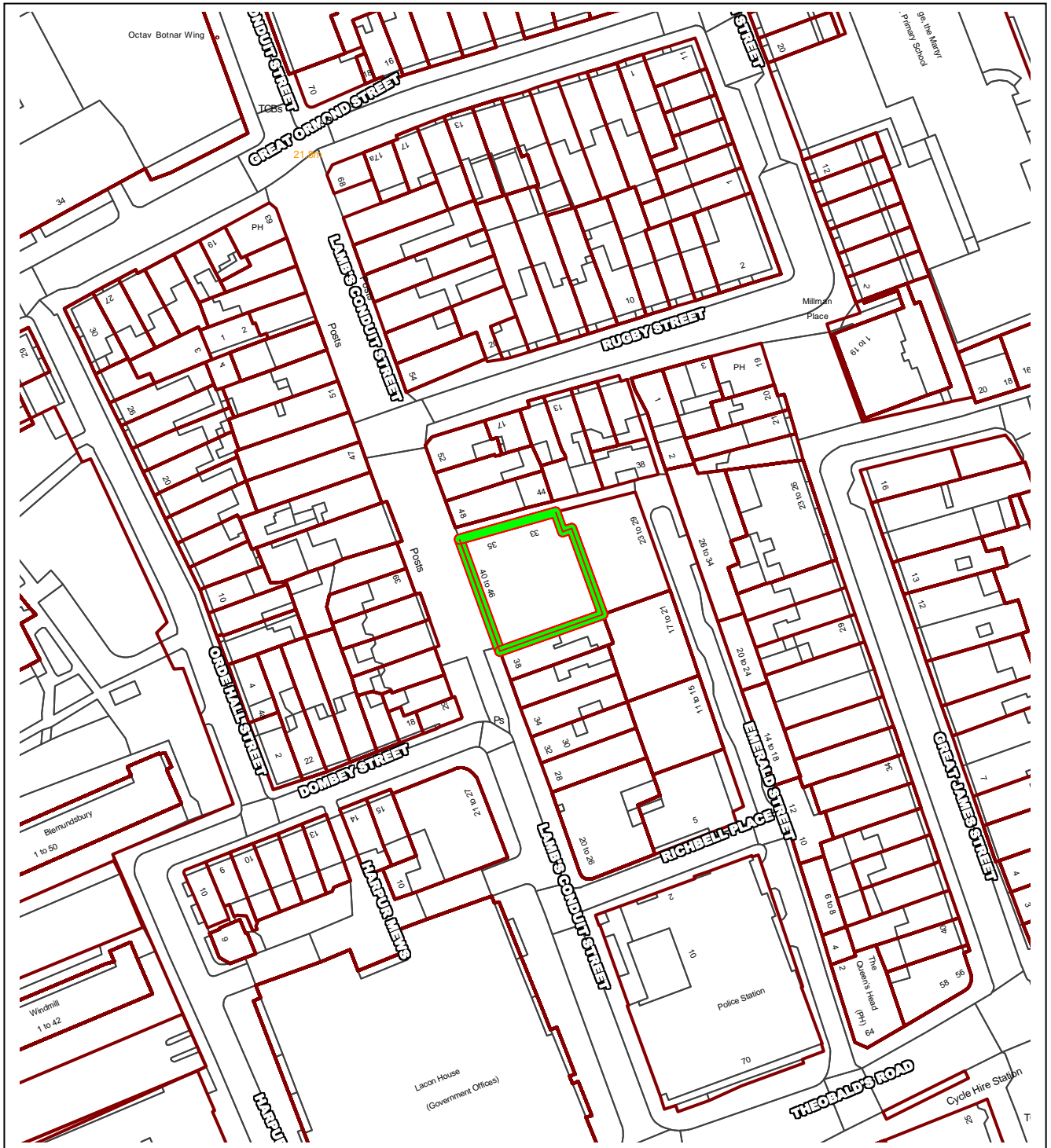


2023/3056/P  
46 Lamb's Conduit Street



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2023/3056/P

46 Lamb's Conduit Street



Fig 1. Existing shopfront



Fig 2. Existing shopfront (left) with original 1950's shopfront at no. 44 (right).

# 2023/3056/P

46 Lamb's Conduit Street

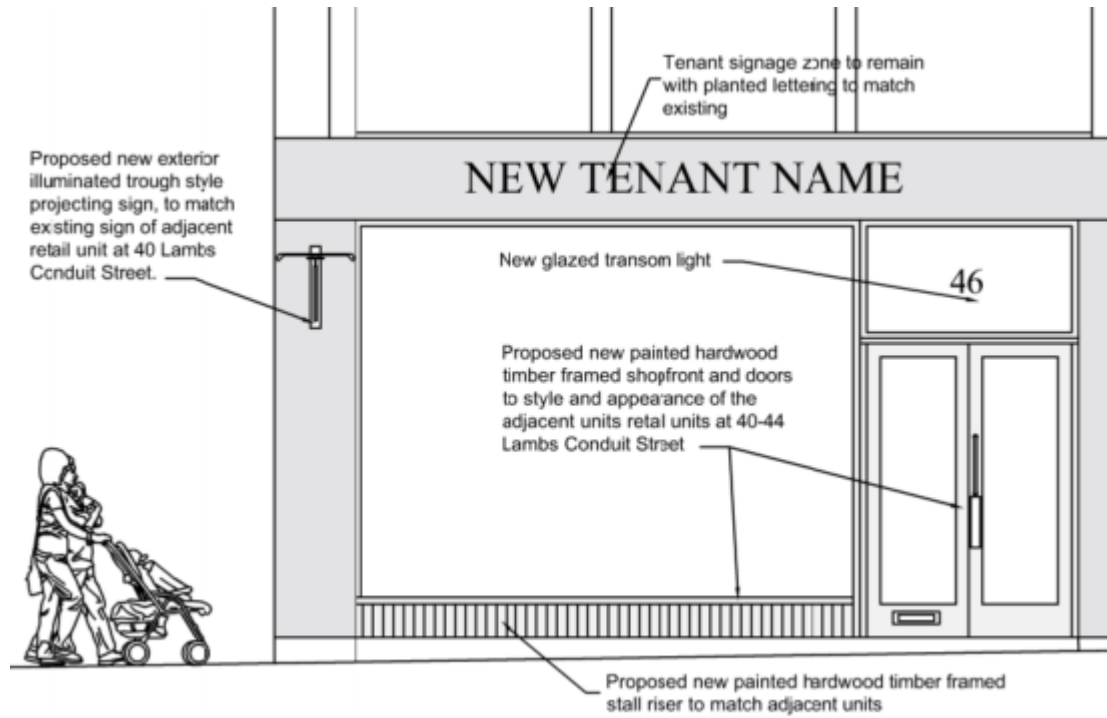


Fig 3. Proposed shopfront

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>20/09/2023</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>01/10/2023</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2023/3056/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
46 Lamb's Conduit Street London WC1N 3LB				<i>See draft decision notice</i>			
<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 the existing shopfront.							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site Notice: displayed 01/09/2023, expired 25/09/2023 Press Notice: published 07/09/2023, expired 01/10/2023  No responses were received following statutory consultation.					
<b>Bloomsbury CAAC</b>		A letter of objection was received on behalf of the <b>Bloomsbury CAAC</b> . Their objection can be summarised as follows: <ol style="list-style-type: none"> <li>1. Object to the destruction of the timber shopfront and stall risers and the installation of inappropriate glazing and repositioned door.</li> </ol>					

2. The proposed shopfront would destroy the traditional layout of the shopfront in a particularly sensitive part of the conservation area.

*Officer Response:*

1. *The removal of the existing timber shopfront and replacement with a modern glazed shopfront is considered acceptable given that the timber shopfront is not original to the host building. Further analysis can be found in Section 4 of this report.*

## Site Description

The application site is located on the east side of Lamb's Conduit Street Street, south of the junction with Rugby Street. It comprises a four-storey mid-century building (known as 'Rapier House') built c.1955 with commercial at the ground floor level and office accommodation on the upper levels. The site is located within the Bloomsbury Conservation Area and is considered a neutral contributor to the character and appearance of the conservation area.

## Relevant History

**2023/3052/A** – Installation of new shopfront signage. **Undecided**

## Relevant Policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- D3 Shopfronts

### Camden Planning Guidance

- CPG Amenity (2021)
- CPG Design (2021)

### Bloomsbury Conservation Area Statement 2011

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for the replacement of the existing non-original timber shopfront with a fully glazed shopfront, including new glazed doors and transom window.
- 1.2. The proposed signage will be reviewed and approved under a separate advertisement consent application (2023/3052/A).

## **2. Planning Considerations**

2.1. The key considerations material to the determination of this application are as follows:

- Design and Conservation
- Effects on amenity of neighbouring occupiers

## **3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2. Policy D3 of the Local Plan requires new and altered shopfronts to feature a high standard of design and to consider the existing character, architectural, and historic merit and design of the building and its shopfront.

3.3. The Bloomsbury Conservation Area Appraisal and Management Plan (2011) states that alterations to existing buildings can have a detrimental impact on the character and appearance of the Conservation Area, including inappropriately proportioned replacement shopfront elements that are unsympathetic to the proportions and scale of the building or street to which they have been added. Further, the loss of original details such as traditional shopfronts elements would be resisted.

3.4. The existing timber shopfront is non-original, and likely installed sometime in the past 40 years without planning permission. The existing shopfront is wood panelled with a single central door and pair of glazed windows to each side. It features full height decorative panels and matching stall risers together with large solid timber infill panels above the entire shopfront width. This represents a substantial alteration in appearance to the building compared to the adjacent three commercial units, forming a faux Victorian shopfront on a modern 20<sup>th</sup> century building.

3.5. The ground floor commercial units at nos. 40, 42, and 44 Lamb's Conduit Street feature large, glazed shopfront windows with glazed double-doors set to one side. These shopfronts are considered to represent the original (or close replica) shopfronts that would have been installed when the building was constructed.

3.6. The proposed glazed shopfront would feature a large window to the left, a short timber stall-riser, and glazed double doors to the right. Above the double-doors a new glazed transom light would be installed. It is considered the replacement shopfront would substantially improve the layout and aesthetic balance of the ground floor shopfronts, as well as the overall building, by installing a more historically accurate shopfront to the mid-century building.

3.7. The proposed shopfront will be constructed of painted hardwood timber frame, and single-glazed window. The existing painted rendered columns to either side of the shopfront and upper facade will remain unchanged.

3.8. Overall, the proposed shopfront replacement is considered to enhance the character of the host building by installing a more historically accurate shopfront. The removal of a non-original and non-matching shopfront is considered to enhance and preserve the wider conservation area. Thus, the proposal complies with Policies D1, D2, and D3 of the Camden Local Plan 2017.

3.9. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding 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.

#### **4. Amenity**

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

4.2. Due to the scope of the proposed works, it is not anticipated that the shopfront replacement would have an impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning Policy A1.

#### **5. Conclusion and Recommendations**

5.1. In conclusion, the proposed shopfront would preserve the character or appearance of the host building and are considered to preserve the character and appearance of this part of the Bloomsbury Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, D1, D2, and D3 of the Camden Local Plan and it is recommended that planning permission is granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> October 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: 2023/3056/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 4 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

GMS Estates Limited  
32 Great James Street  
London  
WC1N 3HB  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**46 Lamb's Conduit Street**  
**London**  
**WC1N 3LB**

Proposal:

Replacement of the existing shopfront.

Drawing Nos: 251-3174-001-EL, 251-3174-002-EL, Location Plan, Design and Access Statement

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:

251-3174-001-EL, 251-3174-002-EL, Location Plan, Design and Access Statement



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 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 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.
- 3 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](http://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.

- 4 You are advised that the proposed replacement fascia sign and new projecting sign shown on the approved plans do not benefit from planning permission and may require advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

Chief Planning Officer

**DRAFT**

**DECISION**