

Application ref: 2023/3387/P  
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Date: 25 October 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Monmouth Planning  
38a Monmouth Street  
London  
WC2H 9E

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**45A Monmouth Street**  
**London**  
**WC2H 9DG**

Proposal:  
Proposed alterations to existing shopfront

Drawing Nos: (Prefix 240-00-) 001, 002, 003, 004, 101, 102, 103, 104, 200, 201, 203, 400, 401, 402, 403, Location Plan, Proposed Elevation Renderings, Existing Photos, Heritage Appraisal, Planning Design and Access Statement, Design Intent 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:

(Prefix 240-00-) 001, 002, 003, 004, 101, 102, 103, 104, 200, 201, 203, 400, 401, 402, 403, Location Plan, Heritage Appraisal, Planning Design and Access Statement, Design Intent 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The alterations to the shopfront comprise a new timber shopfront door within the existing ground floor display box at the apex of the building's triangular plan looking onto Seven Dials, and the reconfiguration of the shopfront entrance facing Monmouth Street to enable level access.

The existing shopfront relates well to the architecture of the building as a whole, but it was not designed by Farrell (who left the unit blank for tenant fit-out on the elevations as originally consented). The proposed alterations to the shopfront preserve the key elements of its significance and positive contribution by retaining the glazing pattern, bay rhythm, and materials of the existing, and are therefore acceptable.

The proposal retains two of the three display boxes and the general appearance and design of the ground floor. They enable level access to the building, which is considered to be a public benefit. There would be some small-scale loss and relocation of brick sills, but these directly relate to the provision of level-access. The fabric affected is late C20th and not of intrinsic value in its own right. Therefore, the proposals are considered acceptable and will have no impact on the character and appearance of the Grade II listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The minor scale of the proposed changes would also ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook, or privacy.

No objections were received, however one comment was received describing

discrepancies between the proposed drawings and renderings. It is noted that the proposed renderings do not form part of the approved drawings. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](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.


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 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer