

Application ref: 2019/4720/P
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Date: 14 November 2023

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Route One Planning
19 Park Street
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CR0 1YD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
56 Goodge Street
London
W1T 4NB

Proposal:
Repainting of the shopfront and retiling of front step. (Retrospective)

Drawing Nos:
Site location plan; ID-01-300.1; ID-01-300.2; Design and Access Statement
(September 8th 2019).

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 shall be carried out in accordance with the following approved plans:

Site location plan; ID-01-300.1; ID-01-300.2; Design and Access Statement
(September 8th 2019).

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

Informative(s):

1 Reasons for granting permission:

The application is one of three applications for retrospective permission for works to the commercial ground floor (and basement) unit - 2019/4720/P for planning permission; 2019/5591/L for listed building consent; and 2019/5105/A for advertisement consent. These seek to regularise works for painting the existing modern shopfront, provide new signage on the existing shopfront, and for some internal works and reconfiguration to the commercial unit. There are several permissions granted in the past for replacement shopfronts and advertisements. The associated enforcement case has been closed because it was not considered appropriate to take formal action.

The works to the shopfront are minimal. They adapt an existing shopfront by painting, retiling a step, and providing new advertisements. The retained shopfront has no real positive interest to the building or area apart from generally following the proportions of its neighbours with a fascia and glazing dividers suggesting a low stallriser. The painting and retiling preserves this and so does not harm the significance of the building or conservation area.

The previous advertisements included a canopy, a painted fascia with internally illuminated individual letters on it, and an internally illuminated projecting sign. The previous projecting sign was mounted on the wall at first floor level, above the fascia. The new advertisements are an improvement on the previous ones. The fascia is retained as a simple painted sign, but now with cut-out lettering applied to the fascia. It is externally illuminated with a slimline trough light which is more subtle and appropriate for the historical character of the building and the conservation area, in line with policy and guidance. The new slimline and top-hung projecting sign has been lowered and is now mounted within the fascia. This is also externally illuminated which is more appropriate for the building and area. The vinyl would just be applied directly to the glass. Overall, these external works are an improvement and enhance the special character and appearance of the building and conservation area, but only to a very small degree. The minimal changes also have no detrimental impact on amenity or public safety.

Although the building is listed, many works and partitions have been added over the years to the ground floor and basement, and the internal commercial fitout does not generally contribute to the building's significance. Any positive contribution the internal lower floors make in this respect are limited to general proportions and retained structural elements. Most of the significance of the building stems from its history as a mid-eighteenth century house and the well-preserved architectural elements on the upper floors, as well as the ground floor residential entrance area. The works do not affect these elements.

In the commercial unit, the wall nibs and structural elements are all retained under this listed building application. The internal works are limited to ones of general reversible and cosmetic refurbishment of what were modern fitout elements. The works include recladding the internal kitchen walls, relaying replacement vinyl flooring, and upgrading previous extraction systems. These internal works of refurbishment do not harm the significance of the listed

building and support its ongoing viable use.

Special regard has been had to the desirability of preserving the significance of the Conservation Area, and the listed building and its setting, under sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

No objections have been received prior to making this decision and the planning history was taken into account. The proposed development is in general accordance Policies A1, D1, D2, D3, and D4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

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