

Application ref: 2023/2691/P
Contact: Alex Bushell
Tel: 020 7974 2661
Email: Alex.Bushell@camden.gov.uk
Date: 22 December 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

Daniel Botten
16 Upper Woburn Place
London
WC1H 0AF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10-16 Goodge Street
London
W1T 2QB**

Proposal:

External works to existing ground floor shop front

Drawing Nos:

Location Plan: 01_GOOD_01A

Existing Drawings: 02_GOOD_02C; 03_GOOD_03A; 03_GOOD_03C; 03_GOOD_03D

Proposed Drawings: 03_GOOD_03F_R2; 03_GOOD_03B_R3; 02_GOOD_02E_R3

Supporting Documents: Cover letter dated 26th June 2023, ref: R00814/DB/MR;

Heritage Statement Ref: R00814, dated May 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:
Location Plan: 01_GOOD_01A
Existing Drawings: 02_GOOD_02C; 03_GOOD_03A; 03_GOOD_03C;
03_GOOD_03D
Proposed Drawings: 03_GOOD_03F_R2; 03_GOOD_03B_R3;
02_GOOD_02E_R3
Supporting Documents: Cover letter dated 26th June 2023, ref:
R00814/DB/MR; Heritage Statement Ref: R00814, dated May 2023

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

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.

The proposal is for alterations to the shop front including the removal of one ATM. The proposal will introduce a new door to the façade. The application has been revised during the course of this process ensure the store risers are protected and the aluminium door/panel above to be glazed to maintain the character of the host building.

Following revision, the new door is now glazed, which matches the existing design and allows natural surveillance, which will minimise opportunities for antisocial behaviour in the new recessed area. The removal of one ATM to be replaced with a new window is seen as a positive addition to the façade. The alterations to the shopfront will not alter the character of the host building and conservation area is minimal and will not cause material harm.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No new amenity issues will be created by the alterations to this shopfront. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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



Daniel Pope
Chief Planning Officer