

Application ref: 2024/2377/P
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Date: 18 July 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**37 A Neal Street
London
Camden
WC2H 9PR**

Proposal:

Alterations to Shorts Gardens elevation consisting of formation of two entrance doors (in existing openings), reconfiguration of ground floor internal walls and provision of lift to basement in association with creation of separate units on ground floor (37a Neal Street) and in basement (renewal application).

Drawing Nos: A-150-P1, A-110-P1, A-500-P1, A-100-P1, A-101-P1, A-300-P1, A-151-P1, A-001-P1, A-111-P1, A-200-P1, A-201-P1, A-600-P1, A-400-P1

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 drawings:

A-150-P1, A-110-P1, A-500-P1, A-100-P1, A-101-P1, A-300-P1, A-151-P1, A-001-P1, A-111-P1, A-200-P1, A-201-P1, A-600-P1, A-400-P1

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 Reasons for granting planning permission:

The application seeks to renew planning permission 2021/3809/P granted on 11/10/2021 for 'Alterations to Shorts Gardens elevation consisting of formation of two entrance doors (in existing openings) (and removal of ATM) in association with creation of separate units on ground floor (37a Neal Street) and in basement'. The building is Grade II listed and located in the Seven Dials Conservation Area.

A separate application has been submitted (2024/2432/L) for Listed Building Consent, including the reconfiguration of ground floor internal walls and the provision of a lift to the basement in addition to the works for which planning permission are required.

Under planning permission 2021/3809/P it was agreed that the internal separation of the ground floor shop unit from the ancillary basement (which is used in connection with the ground floor shop) would not require planning permission given no change of use is involved.

The new entrance doors would occupy the existing (original) openings on the Shorts Gardens elevations and they would not detract from the character or appearance of the Conservation Area or the merits of the listed building in the townscape. This part of the elevation has been altered and no longer represents the historic arrangement. Furthermore, the design of the doors is in keeping with the listed building and the wider 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.

The proposals would not have any effects on the amenity of any neighbouring properties in terms of light, privacy or outlook. The entrance doors would be off

the pavement on Shorts Gardens elevation and there should be no undue loss of safety for users of the building, pedestrians or motorists as a result of the proposal.

No objections were received as a result of statutory consultation.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T3 of the Camden Local Plan 2017. The proposed development also accords with 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) 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.](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 centered on the page.

Daniel Pope
Chief Planning Officer