

Application ref: 2024/2036/P
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Date: 22 July 2024

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

Advance Architecture
352 Green Lanes,
Palmers Green
London
N13 5TJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
188-189 Drury Lane
London
WC2B 5QD

Proposal:
Installation of a retractable awning to shopfront.

Drawing Nos: Site location plan; P200; P201 Rev R2; P202 Rev R1

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:

Site location plan; P200; P201 Rev R2; P202 Rev R1.

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 permission:

The application property is a ground floor commercial unit currently operating as a café on the northeastern side of Drury Lane. Drury Lane consists predominantly of 4-storey terraced buildings with shops at ground level. The application building is not listed but within the Seven Dials (Covent Garden) Conservation Area.

Permission is sought for the installation of a retractable awning to shopfront. The proposed fabric awning in black would be approximately 2.94m above the pavement at its lowest point, 5.3m in width and extend towards the pavement for approximately 1m at maximum. It would therefore not dominate the shopfront.

The proposed fabric awning would extend across the front of the ground floor and appear as a lightweight structure. The frame and awning would be fixed into the steel channel on the façade and would not be widely visible in its closed position. The proposed position, design and materials are considered acceptable in terms of preserving the appearance and character of the streetscape along Drury Lane and the Conservation Area of Seven Dials (Covent Garden). There are a number of similar awnings found along Drury Lane.

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.

In terms of amenity, the proposed fabric awning is considered acceptable in length and width. Therefore, it would not result in any unacceptable harm on amenity to the neighbouring properties in terms of outlook, noise, light-spill and loss of light.

In terms of public safety, the proposed awning would be appropriately positioned and allow sufficient space for pedestrians to use the pavement safely. The pavement along Drury Lane is moderate in width and the proposed awning would not extend across the entire footpath. As such, it is not considered the awning would cause any detrimental impact on public safety.

No objections were received following statutory consultation. 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, D3 and T1 of the Camden Local Plan 2017, 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.

- 5 It is noticed there is a bench currently placed outside the front of the application premises on the footway. You are reminded that a pavement license is required to place moveable furniture over a part of the highway adjacent to the premises. Further details could be found on <https://www.camden.gov.uk/pavement-licensing> or email licensing@camden.gov.uk
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk).

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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer