

Application ref: 2024/1372/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 13 September 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

Moria Colle
83 Exeter Place
Northampton
NN1 4DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Units 2 and 3
10 and 12 Mount Pleasant
London
WC1X 0BU**

Proposal:

Replacement of external glazed door with metal louvres and replacement of the outward-opening entrance door with sliding door.

Drawing Nos: Location Plan Site Address: Easting: 531020 Northing: 182176 dated 08-Apr-2024, EXG 100 EXISTING GF PLAN & SHOPFRONT ELEVATION, PA 100 rev B dated 14.06.24 PROPOSED GF PLAN & SHOPFRONT ELEVATION, Clarke Saunders Acoustics AS13540.240910.L1 dated 11 September 2024.

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 Site Address: Easting: 531020 Northing: 182176 dated 08- Apr-2024, EXG 100 EXISTING GF PLAN & SHOPFRONT ELEVATION, PA 100 rev B dated 14.06.24 PROPOSED GF PLAN & SHOPFRONT ELEVATION, Clarke Saunders Acoustics AS13540.240910.L1 dated 11 September 2024.

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 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the replacement of an external glazed door with metal louvres, and the replacement of the outward-opening entrance door with a sliding door in relation to a ground floor retail unit. Permission has recently been given for the merging of units 2 and 3 (2024/0144/P dated 20/06/2024), and therefore this application, in regard to the new unit, follows to simplify the shopfront and provide a single point of entry and exit. The removal of the door and replacement with louvres would decrease the shopfront's activation of the street, however there would be a negligible adverse effect

given the wide area of active ground floor frontage to remain. Further the louvres are a functional requirement to accommodate the plant necessary to operate the supermarket provided for under the unit's designated Class E use.

In terms of detailed design, the metal louvres to replacing the southern-most doorway, would match the rest of the metal façade detailing in material, colour and finish. The new sliding door would also match the rest of the façade in terms of material, colour and finish. The works would be consistent with the design of the existing building and would not compromise the appearance of the building as perceived from the public realm. For these reasons the change is considered acceptable.

The proposed entrance would remain accessible from the street and therefore retains inclusive access in line with policy C6 of the Camden Local Plan.

In terms of neighbour amenity, the new louvres are required to serve a new internal plant room which will house refrigeration plant for the commercial premises. A noise impact assessment has been submitted in relation to this which meets our local plan guidelines with the specified noise mitigation and is therefore acceptable in environmental health terms. Overall, the changes to the shopfront are limited, and do not constitute a change in projection or mass. For this reason, the proposed works are not considered to cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing etc.

It is noted that the drawings show a couple of internal signs which are not assessed as part of this application as they do not require planning permission, however it is highlighted that condition 40 of planning application 2024/0144/P dated 20/06/2024 (which amended 2013/3807/P dated 30/03/2015) applies here. This condition restricts fixtures and fixings within 1 metre of the inside of the window glass and is considered to include internal signage.

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, C6, D1 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.

- 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>.

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