

Application ref: 2024/2543/P  
Contact: Henry Yeung  
Tel: 020 7974 3127  
Email: Henry.Yeung@camden.gov.uk  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Chi Nim  
53 Marchmont Street  
London  
Camden  
WC1N 1AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**53 Marchmont Street  
London  
WC1N 1AP**

Proposal: Installation of replacement shopfront

Drawing Nos: DR-100222-004 (EXISTING AND PROPOSED SECTION); DR-100222-003 (EXISTING AND PROPOSED GROUND&BASEMENT); DR-100222-001 (Existing Shopfront); DR-100222-002 (Proposed Shopfront); Site Location Plan; DESIGN and HERITAGE STATEMENT for 53 MARCHMONT ST, LONDON WC1N 1AP

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:

DR-100222-004 (EXISTING AND PROPOSED SECTION); DR-100222-003

(EXISTING AND PROPOSED GROUND&BASEMENT); DR-100222-001 (Existing Shopfront); DR-100222-002 (Proposed Shopfront); Site Location Plan; DESIGN and HERITAGE STATEMENT for 53 MARCHMONT ST, LONDON WC1N 1AP

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application relates to the commercial unit at the ground level of 53 Marchmont Street, which locates within Bloomsbury Conservation Area. Permission is sought for the repair, part-replacement, and alteration of the existing 1970s timber shopfront. The top cover is planned to be removed, revealing the windows. The louvre will be matched to the width of the door for aesthetic purposes. The shopfront is planned to be replaced and will match the original design.

The site is part of a Grade II listed terrace dating from circa 1800. Its significance includes its architectural design and materials, planform, evidential value as an early 19th-century terrace, and its townscape value, including its positive contribution to the character and appearance of the conservation area. The existing shopfront is not considered to be a shopfront of merit.

The proposed new windows, revealed by the removal of the top cover, would be of the same dimensions as the existing appearance, in accordance with Camden's planning guidance on design. The replacement of the timber frames closely resembles the existing shopfront and is typical of many shopfronts in the area. The alterations would not significantly affect the character of the building or the wider streetscape. The proposal would not result in any overall harmful increase in terms of the shopfront's impact. The proposals have been reviewed by the Council's Conservation Officer, who considers that, due to the size and nature of the proposals, the impact is neutral, and they would preserve the character and appearance of this Grade II listed building. The impact of the internal alterations is assessed as part of the associated application for listed building consent (ref. 2024/2932/L).

Due to the nature of the works, it is not expected that there would be any significant or harmful impacts on amenity, including with regards to light availability, privacy, or noise. The proposed shopfront over the existing inset area would not extend into the highway, and there would be no doors opening out that could impact pedestrian access.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

As the application relates to a shopfront alteration application, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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, D3, and D4 of the London Borough of 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 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](http://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.

- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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