

Mr Terry Moore  
Terry Moore Design  
Flat 1  
35 Walpole Road  
Teddington  
Middlesex  
TW11 8PJ  
England

Application Ref: **2011/6392/P**  
Please ask for: **Connie Petrou**  
Telephone: 020 7974 **5117**

12 June 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**4 Monmouth Street**  
**London**  
**WC2H 9DA**

Proposal:  
Installation of stall riser to Monmouth street shopfront and ventilation grilles to Shaftesbury Avenue elevation in connection with retail unit fronting Shaftesbury Avenue and Monmouth Street (Class A1).

Drawing Nos: Site Location Plan; 001, 002, 003, 004, 006 rev.H, 007 rev.E, 011 rev.E, 012, 013 rev.F, 020 rev.C, 024 rev.A, 026 rev.A, 048, 051.

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; 001, 002, 003, 004, 006 rev.H, 007 rev.E, 011 rev.E, 012, 013 rev.F, 020 rev.C, 024 rev.A, 026 rev.A, 048, 051.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The applicant is advised that this permission is for an acceptable alternative to the unauthorised glass panelled stallriser that currently exists. In no way does it convey permission for the retention of the glass panelled stallriser. You are advised that this permission should be implemented in full within two months of the date of this decision notice. Failure to implement the planning permission within the requisite time may result in formal enforcement action being taken.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - Managing the impact of growth and development; CS7 Promoting Camden's centres and shops; CS14 - Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 - Securing high quality design; DP25 - Conserving Camden's heritage; DP26 - Managing the impact of development on occupiers and neighbours; DP29 - Improving Access; DP30 - Shopfronts. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

**Disclaimer**

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