

Mr. Billy Mavropoulos
Bureau de Change
Office303
Davina House
137-139 Goswell Road
London
EC1V 7ET

Application Ref: **2014/7464/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
100 Charing Cross Road
London
WC2H 0JG

Proposal:

The replacement of the existing double doors to the far south of the existing retail unit with glazed wall panels and installation of a new door.

Drawing Nos: Site location plan, 10CCR Proposed Section, 10CCR Proposed Plan/Section, 10CCR Existing Section, 10CCR Existing Plan/Section, 100CCR_Existing Front Elevation, 100CCR_Proposed Front Elevations, 10CCR-Proposed Plan, 10CCR-Existing Plan, Plan 1:100.

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 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan, 10CCR Proposed Section, 10CCR Proposed Plan/Section, 10CCR Existing Section, 10CCR Existing Plan/Section, 100CCR_Existing Front Elevation, 100CCR_Proposed Front Elevations, 10CCR-Proposed Plan, 10CCR-Existing Plan, Plan 1:100.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting planning permission:

The proposal relates to the replacement of the existing double doors to the far south of the existing retail unit with glazed wall panels and installation of a new door to match the existing shopfront, the glazed wall would infill the existing glazed panels at street level. The proposal is not considered to have a detrimental impact with pedestrian movement. It is also proposed to install a new entrance door to the north of the proposed glazed wall, the door would be a "like for like" replacement in terms of material, thickness/style and glazing panels that matches the fenestration of the host building and the design of the neighbouring buildings in this location.

Therefore, it's not considered harmful to the character and appearance of the area, host building, the adjacent buildings or street scene, and is considered to be of an appropriate in design, scale and materials used, and as such, the proposed works would be in keeping with the commercial identity of the high street in accordance with the Camden Planning Guidance.

The site's planning and appeal history has been taken into account when coming to this decision. There was no objection following statutory consultation.

Therefore, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

- 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 6941).

- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment