

Mr Rhys Govier
Savills
12 Windsor Place
Cardiff
CF10 3BY

Application Ref: **2015/3897/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

21 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
117 Shaftesbury Avenue
London
WC2H 8AD

Proposal:
Alterations to shopfront including replacement entrance door, shortened bay returns and installation of louvre panel above. (Retrospective)
Drawing Nos: Site location plan; (TD15-PM46-) PL01.1 Rev A; PL01.2 Rev E; PLS1.1 Rev A; PL03.1 Rev D; PL04.1.

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 shall be carried out in accordance with the following approved plans Site location plan and (TD15-PM46-) PL01.1 Rev A; PL01.2 Rev E; PLS1.1 Rev A; PL03.1 Rev D; PL04.1; PL01.3 Rev D

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



Informative(s):

1 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; DP30 Shopfronts. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

