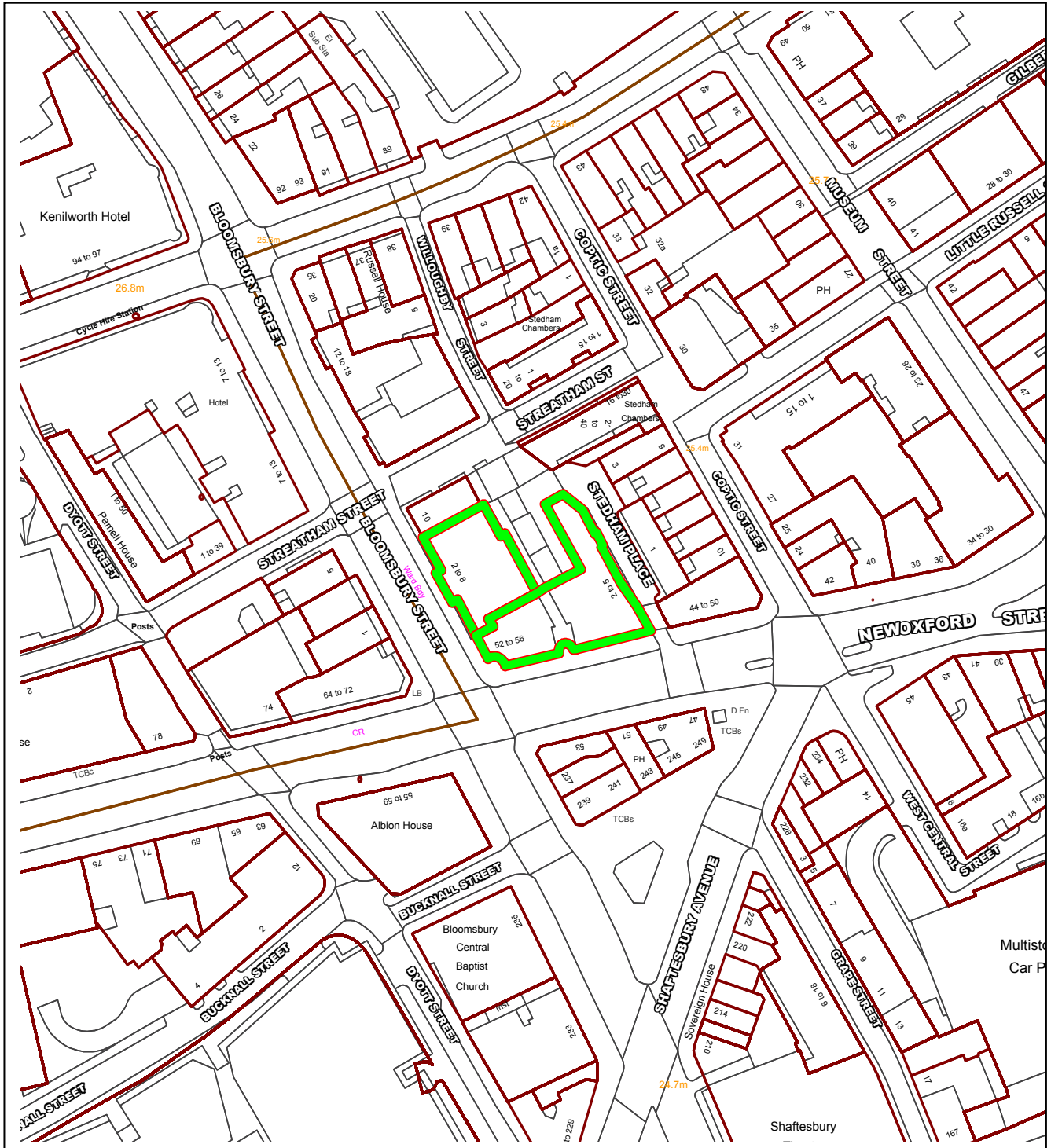


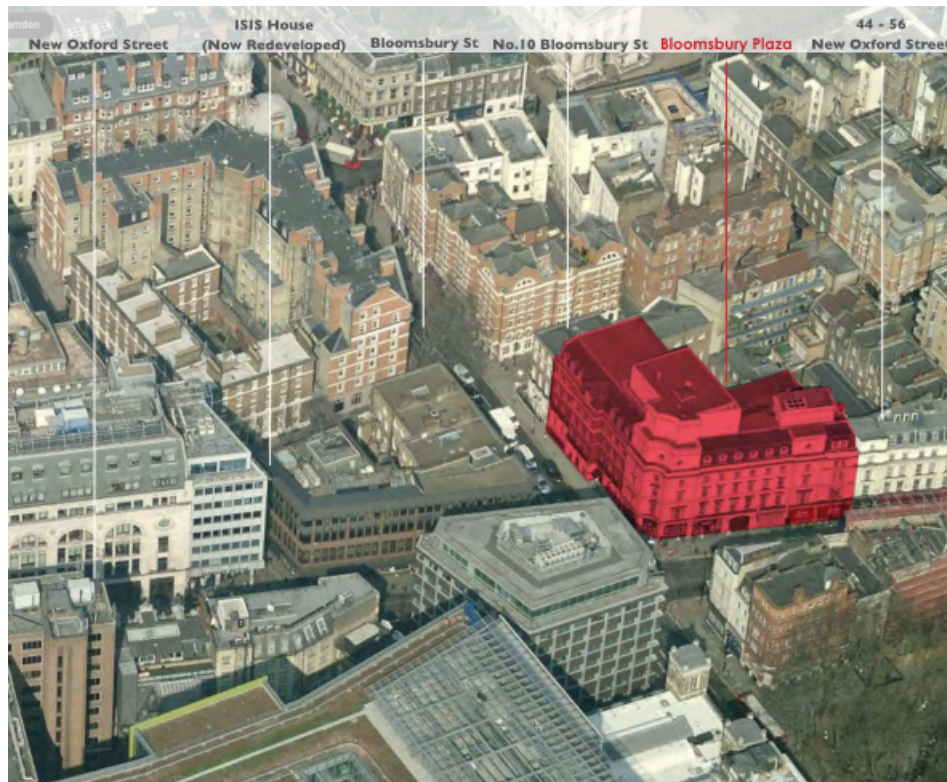
Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)

Site location plan



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Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



Aerial view of the application site



No. 2 - 8 Bloomsbury Street western front elevation

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



No. 2 - 8 Bloomsbury Street ground floor entrance and shop front

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



View of building from New Oxford Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



No. 52-56 New Oxford Street ground floor shopfront

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



Existing shop units leading off pedestrian accessway from New Oxford Street to Streatam Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



One of the existing retail units leading off the pedestrian accessway

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



View of accessway from New Oxford street to Streatam Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



Vacant shop unit within the pedestrian accessway



View of the rear eastern elevation of no. 2 – 8 Bloomsbury Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



Eastern rear elevation of no. 2 – 8 Bloomsbury Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



View of rear elevation of residential flats at no. 3 Stedham Place from the pedestrian accessway between New Oxford Street and Streatam Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



View of rear elevation of residential flats at no. 3 Stedham Place from the pedestrian accessway between New Oxford Street and Streatam Street

Bloomsbury Plaza, 2-8 Bloomsbury Street and 52-56 New Oxford Street, London (2015/3749/P)



Rear elevation of single storey courtyard building fronting the pedestrian accessway from New Oxford Street to Streatham Street

Delegated Report		Analysis sheet		Expiry Date:		27/08/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		02/12/2015	
Officer				Application Number(s)			
Elaine Quigley				2015/3749/P			
Application Address				Drawing Numbers			
Bloomsbury Plaza 2-8 Bloomsbury Street and 52-56 New Oxford Street London WC1B 3ST				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to ground floor façades on both New Oxford Street and Bloomsbury Street frontages, including new shopfronts and new office entrance portico associated with the refurbishment of the building, alterations at roof level including increased roof pitch to install new dormer windows, alterations to the rear fenestration, installation of new balconies at the rear and terrace on the roof of 2-8 Bloomsbury Street; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities (Class B1).							
Recommendation(s):		Grant conditional planning permission.					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	46	No. of responses	03	No. of objections	02
Summary of consultation responses:			No. Electronic	00		
	<p>3 letters of objection received from two residents at Flat 3, Stedham Place and an unknown address on Coptic Street raising the following concerns:</p> <p>Amenity</p> <p>(i) <u>Overlooking and privacy</u> Addition of roof terrace, balconies and additional windows to the eastern elevation of the property may impact on the privacy of the kitchen, bedroom and part of the garden nearest the house which are all less than 18m from the proposed additions.</p> <p><i>(See paragraphs 5.2 and 5.3 of the assessment section of the report)</i></p> <p>As residents of Coptic Street, the proposal would not comply with CPG6 in terms of privacy and overlooking.</p> <p><i>(See paragraphs 5.2 and 5.3 of the assessment section of the report)</i></p> <p>(ii) <u>daylight and sunlight</u> Alterations will be made at roof level by reason of its height and location would result in a loss of amenity to neighbouring occupiers by virtue of the impact on sunlight and daylight. A daylight and sunlight consultant, Bilfinger, of Gresham Street, has been appointed, but no daylight and sunlight assessment has been provided. As such, the application does not pass Camden validation requirements. The report was requested from Camden planning on the July 23rd, 30th, 31st, and 5th August, with no reply.</p> <p><i>(See paragraph 5.1 of the assessment section of the report)</i></p> <p>Change of use — loss of retail units Loss of small retail units on the right of way between New Oxford Street and Streatham Street is regrettable. While the amount of retail space may be similar, the loss of small units disadvantages independent businesses, counter to Camden policies. With the recent loss of small units on the Commonwealth House site, further east on New Oxford Street, no further small units can be lost in this area.</p> <p><i>(See paragraph 3.2 of the assessment section of the report).</i></p> <p>Effect on conservation area The current development on this site was approved on 1 March 1987; reference PL/86013/88/B2. Condition 3 makes clear the level of concern for preserving the frontage to New Oxford Street. It can be seen from the construction picture in the design and access statement of this application that the noted frontage was indeed retained, yet the new architect takes no care to retain these features.</p> <p>The Bloomsbury Conservation Area Appraisal and Management Strategy states: "The stretch of the street within the sub area is characterised by stucco terraces with classically-influenced detailing at upper-floor level and shopfronts at street level, all of which contribute positively to the character and appearance of the Conservation Area."</p>					

	<p><i>(See paragraphs 4.2 and 4.3 of the assessment section of the report)</i></p> <p>Effect on rights of way Camden should search of the Definitive Map, to clarify the status of the existing footpath through the site. A "No Right of Way" sign has been erected in the last months. At what point was the right of way through the site extinguished?</p> <p><i>(See paragraph 7.1 of the assessment section of the report)</i></p>
CAAC comments:	<p>Bloomsbury CAAC: objects The existing building is a respectable reproduction neo-Georgian office block. The proposals introduce discordant elements in a contemporary style which is inappropriate for the host building. The dormers are too large and out of scale and the large unrelieved areas of glazing at ground floor level are too open given the building above and the surrounding streetscape. Similarly the introduction of curtain walling to Bloomsbury Plaza façade is inappropriate. We believe the proposed alterations would be detrimental to the character of the conservation area.</p> <p><i>(See paragraph 1.5 and section 4 of the assessment section of the report)</i></p>

Site Description

The site is located on the corner of Bloomsbury Street and New Oxford Street and accommodates two distinct buildings collectively known as Bloomsbury Plaza; 2-8 Bloomsbury Street, a mock-Georgian building comprising five-storeys finished in render at ground floor with red brick upper floors and a mansard roof complete with dormer windows; and 52-56 New Oxford Street, a mock-Victorian building comprising five-storeys with a taller corner element and rendered façades turning the corner of both streets. The buildings have been amalgamated internally, providing a number of smaller retail units on the ground floor, with larger floor plates in office use on the upper floors.

The site lies within the Bloomsbury Conservation Area and the Archaeological Priority Area. The buildings forming part of the site are identified as positive contributors. The site is within close proximity to a number of statutory listed buildings, including: no. 10 Bloomsbury Street, nos. 1-5 Bloomsbury Street and no. 53 New Oxford Street. The application site is also located within the Central London Area (Clear Zone Region) and has an excellent PTAL rating (6b).

The surrounding area comprises a variety of uses, including mainly retail, restaurant, professional and financial services, residential and office space.

Relevant History

Planning permission was **granted** for the development of sites 2-8 & 12-20 Bloomsbury Street and the partial redevelopment and reconstruction of 52-62 New Oxford Street and the redevelopment of the west side of Stedham Place and 5 Streatam Street to provide residential, offices, retail, restaurant and light industrial uses in 26/02/1987 (ref: 8601388).

Relevant policies

National Planning Policy Framework (Adopted 27/03/2012)

The London Plan (Further Alterations to the London Plan, 2015)

LDF Core Strategy and Development Policies (2011)

- CS7 Promoting Camden's centres & Shops
- CS8 Promoting a successful and inclusive economy
- CS9 Achieving a Successful Central London
- CS10 Supporting community facilities and services
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS16 Improving Camden's health and well-being
- CS17 Making Camden a safer place
- CS18 Dealing with waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

- DP10 Helping & promoting small and independent shops
- DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
- DP16 Transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP20 Movement of goods and materials
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration

DP29 Improving access
DP30 Shopfronts

Camden Planning Guidance (CPG)
CPG 1 Design (2015)
CPG 5 Town Centres, Retail & Employment (2013)
CPG 6 Amenity (2011)
CPG 7 Transport (2011)
CPG 8 Planning Obligations (2015)

Other documents

Bloomsbury Conservation Area Appraisal and Management Strategy (Adopted 18/04/2011)
Revised Planning Guidance for Central London: Food, Drink and Entertainment, Specialist and Retail Uses (Adopted 04/10/2007).

Assessment

1. PROPOSAL

- 1.1 Planning permission is sought for the alterations to ground floor façades on both New Oxford Street and Bloomsbury Plaza frontages, including new shopfronts and new office entrance portico associated with refurbishment of building, alterations at roof level including increased roof pitch to install new dormer windows, alterations to the rear fenestration and installation of new balconies at the rear; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities (Class B1).
- 1.2 The proposal would include the reconfiguration of the uses at ground floor level including removal of internal partition walls to amalgamate two separate shop units and increase the size of retail unit 2 that fronts New Oxford Street from approximately 55 sq. m to 92 sq. m. Two retail units measuring approximately 59 sq. m that are located within the pedestrian accessway that leads from New Oxford Street to Streatham Street would be converted to cycle storage space for 19 bicycles and shower facilities for the office users within the building.
- 1.3 At roof level it is proposed to retain the existing mansard storey at fourth floor but adjust the roof profile in part. This new arrangement include:
- Existing secondary pitch in roof profile removed and primary pitch extended to roof level
 - Existing dormer windows at the fourth floor level along the Bloomsbury Street and New Oxford Street facades replaced by new dormer windows
- 1.4 Other external works include:
- Installation of new glazed shopfronts at nos. 52 – 56 New Oxford Street (retail unit 1 and retail unit 2) and within the covered pedestrian accessway between New Oxford Street and Streatham Street
 - Installation of louvred doors to refuse store within the ground floor eastern rear elevation of no. 2 – 8 Bloomsbury Street
 - Installation of new glazed panels at ground to 4th floor levels on the rear eastern elevation of no. 2 – 8 Bloomsbury Street
 - New entrance door to western front elevation of no. 2 – 8 Bloomsbury Street
 - Installation of balconies at 2nd to 4th floor levels on the eastern rear elevation of no. 2 – 8 Bloomsbury Street
 - Installation of new enlarged office entrance portico on western front elevation of no. 2 – 8 Bloomsbury Street
 - Installation of new glazing within the facades and new roof lights to single storey courtyard building to the rear of no. 2 – 8 Bloomsbury Street
 - Installation of decking to create a terrace on the roof of no. 2 – 8 Bloomsbury Street

Amendments

- 1.5 During the course of the application the following revisions have been undertaken:
- Height of the dormer window windows reduced by 0.1m and width of the dormers reduced by 0.1m

- Installation of a parapet with coping stone measuring 0.5m on the third floor facades of the buildings
- Subdivision of the shopfront glazing by installing mullions to create three panes of glass within the shopfront

2. ASSESSMENT

2.1 The main planning consideration for the proposal:

- Land Use
- Loss of retail floor space
- Design
- Impact on Amenity
- Transport
- Other matters

3. Land Use

Employment floor space

3.1 It is acknowledged that the proposed development would result in an overall increase in 4 sq. m of additional office (Class B1) accommodation at the site and provision of improved office accommodation as a result of refurbishment of the existing office accommodation. Policy CS8 supports office floor space provision within the Central London Area and, as such, the additional floor space is welcomed in principal. The requirements of policy DP13 would also be met, given that the site is suitable for continued business use.

Loss of retail floor space

3.2 The site is located within the southern part of the Museum Street district of the Central London Local Area where there is a concentration of specialist retail uses dealing in collectible items. It is not identified as being within a designated frontage or neighbourhood centre. The proposal would result in the loss of two retail units (Class A1) on the ground floor of the building that are accessed from a private right of way from New Oxford Street. These include a beauty salon and a unit that is currently vacant but appears to have been last occupied by a dry cleaner in 2014. The loss of retail floorspace would not comply with policy DP12. However, the units in question are located within the covered pedestrian accessway that is accessible from a private right of way. These units have no street facing presence and the uses themselves are not specialist uses that make an important contribution to the character, appearance or vitality of this part of New Oxford Street. The scheme proposes enlargement and refurbishment of existing retail units on the New Oxford Street frontage, which is considered to contribute to an improvement in the retail offer in the vicinity. The size of the resulting units would not be considered out of character when compared to the size of retail units in neighbouring buildings (retail unit 2 would measure 92 sq. m). The units that would be lost would make way for a secure covered cycle storage area; a facility that the building is currently lacking. On balance, the loss is considered to be acceptable, taking into account the overall benefits of the scheme.

4. Design

Roof alterations

4.1 The existing mansard roofs would be retained and the overall heights of the buildings would remain unaltered. The proposal would include modifications to the mansard roof profile of the New Oxford Street and Bloomsbury Street buildings. The existing secondary pitch in the roof profile fronting New Oxford Street and Bloomsbury Street would be removed and the primary pitch extended to the existing roof level. During the course of the application the height and width of the new dormer windows has been reduced to maintain the classical order of the hierarchy of the windows within the building as a whole. The revised size of dormer windows is considered to preserve the character and appearance of the buildings and the surrounding conservation area.

Ground floor alterations

4.2 The design of the new shopfronts has been amended to include subdivision of the glazing to match the traditional shopfronts in the remainder of the block on New Oxford Street. This would introduce a consistent style and rhythm along the street and would be welcomed. The ground floor office entrance from Bloomsbury Street and façade would also be modified.

4.3 The projecting portico would have glazing infilling the columns and the columns along the façade would be modified to introduce a more contemporary square section appearance. This is considered acceptable as the façade is a modern reproduction of a Georgian façade. The existing columns are not of the best quality and replacing them with something more contemporary would allow the building to be recognised as a replica whilst retaining its traditional characteristics. Given that the building is modern it is not considered necessary to retain the corbeled brackets which would be removed. Infilling to portico with glazing would allow the portico to still be read but would better enclose the entrance.

Other external alterations

4.4 Other external alterations to the rear façade of no. 2 – 8 Bloomsbury Street and the courtyard building are minor in nature and would not harm the character and appearance of these buildings.

4.4 The works are considered to preserve the character and appearance of the replica façade and thus the character and appearance of the conservation area and would be considered acceptable.

5. Impact on Amenity

Daylight

5.1 The alterations to the roof profile would not result in any increase in overall height to the buildings as a whole. There would therefore be no impact on the amenity of the neighbouring properties in terms of loss of daylight or sunlight. Given the minor alterations to the roof of the building the submission of an independent daylight and sunlight report was not considered necessary.

Overlooking

5.2 It is proposed to install balconies on the rear of no. 2 – 8 Bloomsbury Street at 2nd to 4th floor levels. They would measure 20 sq. m and would project out 1.4m from the rear elevation of the building. Three section glazed panels would also be installed on the rear elevation to allow access to the balconies and allow more light into the building. The occupier of flat no. 3 Stedham Place is concerned about overlooking from the balconies to their kitchen, bedroom and garden area. Having measured the distance between the rear elevation of no. 2 – 8 Bloomsbury Street and no. 3 Stedham Place on the OS plan the separation distance is approximately 26.3m. The balconies would therefore be located approximately 24m from these habitable windows. This would comply with and, in fact, exceed the minimum separation distance of 18m between windows of habitable rooms and the new balconies and would ensure that the privacy of these flats are retained in accordance with CPG6 (Amenity).

5.3 A plant access terrace would be located at fifth floor level on the roof of no. 2 – 8 Bloomsbury Street and would be used primarily as an access deck to service the existing plant room. The terrace would be set in from the rear facade of the building by 1.9m. Although the terrace is at high level it would be located approximately 28m from the rear elevation of the residential flats at no. 3 Stedham Place. This is an acceptable separation distance between the habitable windows of these flats and the newly created terrace and would not result in any additional harmful overlooking.

Noise

5.4 The new balconies would be located on the eastern rear façade of no. 2 – 8 Bloomsbury Street that faces onto the rear elevation of the residential flats at no. 3 Stedham Place. The area behind this part of the building is quieter with less commercial activity and is located away from the bustle of New Oxford Street. In order to ensure that the noise from the balconies would not be harmful to the amenity of the neighbouring residential occupiers a condition would be attached to any permission restricting the use of the balconies between the hours of 8am-8pm Monday to Friday and the roof terrace between 8am to 10pm Monday to Friday.

6. Transport

Car capped development

6.1 The site is located in a controlled parking zone CA-C in which controls on residents bays operate 24 hours a day 7 days a week, whilst controls on single yellow lines and paid for parking bays operate between 8:30am and 6:30pm Monday to Saturday. The nearest on-street parking bays are located to the north on

Streatham Street. The property currently has 27 car parking spaces in the basement which are accessed via a ramp from Streatham Street. If this were a new development in this location the development would be expected to be car free however the spaces are existing and no changes are proposed to the car parking spaces. As the site is located to the south of Euston Road, where on-street Business permits are very difficult to secure, it is considered unnecessary to secure the development as car capped by means of a s106 agreement.

Cycle storage

- 6.2 There are currently no cycle parking spaces provided on site. As part of the proposals 19 new cycle parking spaces would be provided in the rear courtyard building. These would be in the form of Sheffield stands. The provision of 19 spaces is welcomed and would be secured by condition.

Servicing

- 6.3 With regards to servicing, the building will be serviced as at present from the street. This is considered acceptable and would be restricted by the current controls along this part of New Oxford Street and Bloomsbury Street.

Construction management plan

- 6.4 Given the limited scale of the works which require planning permission it would be considered unreasonable to secure a construction management plan by s106 agreement.
- 6.5 The placing of scaffolding and hoarding around the site on Bloomsbury Street and New Oxford Street will require a licence from the network management team. As part of the scaffold licensing procedure a deposit is taken from the contractor to ensure that any damage caused to the footway could be repaired at their expense. As such it is considered unnecessary to secure contribution for environmental improvement by a s106 agreement

7. Other matters

- 7.1 The resident at no. 3 Stedham Place has raised concern about the status of the existing footpath through the site from New Oxford Street. They have advised that a "No Right of Way" sign has been erected in the last months and queried at what point was the right of way through the site extinguished. Having discussed this matter with the Transport Team they have advised that there are no Camden street signs or no indication that the footpath is being maintained as public highway. Therefore it has been confirmed that this is a private route and not a public right of way.

8. Recommendation

- 8.1 Grant condition planning permission.

Mr. John Osborn
Rolfe Judd
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2015/3749/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5101

9 December 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bloomsbury Plaza
2-8 Bloomsbury Street and 52-56 New Oxford Street
London
WC1B 3ST**

DECISION

Proposal:

Alterations to ground floor façades on both New Oxford Street and Bloomsbury Street frontages, including new shopfronts and new office entrance portico associated with the refurbishment of the building, alterations at roof level including increased roof pitch to install new dormer windows, alterations to the rear fenestration, installation of new balconies at the rear and terrace on the roof of 2-8 Bloomsbury Street; reconfiguration of uses at ground floor level including conversion of rear courtyard building from retail to ancillary office facilities (Class B1).

Drawing Nos: Site location plan (895 S 00 rev PL); 895_EX_00; EX_B1; EX_01; EX_02; EX_03; EX_04; EX_RF; EE_01; EE_02; EE_03; EE_04; GA_00 rev A; GA_01 rev A; GA_02; GA_03 rev A; GA_04 rev A; GA_B1 rev A; GA_RF rev A; GE_01 rev A; GE_02 rev A; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571); Design and Access Statement produced by Friends Life Ltd/ Buckley Gray Yeoman dated June 2015.

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 and DP25 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 (895 S 00 rev PL); 895_EX_00; EX_B1; EX_01; EX_02; EX_03; EX_04; EX_RF; EE_01; EE_02; EE_03; EE_04; GA_00 rev A; GA_01 rev A; GA_02; GA_03 rev A; GA_04 rev A; GA_B1 rev A; GA_RF rev A; GE_01 rev A; GE_02 rev A; Covering letter from Rolfe Judd Planning dated 29th June 2015 (ref JO/DM/P5571); Design and Access Statement produced by Friends Life Ltd/ Buckley Gray Yeoman dated June 2015.

Reason:

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

- 4 The cycle storage areas for the commercial use, as shown on the approved ground floor plan, shall be provided in their entirety prior to the first occupation of any of the new office space, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The balconies on the eastern rear elevation and the roof terrace hereby approved at no 2 - 8 Bloomsbury Street shall not be used outside the following times 8:00am to 8:00pm (balconies) and 8:00am to 10:00pm (roof terrace) on Monday to Saturdays and neither shall not be used on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 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 CS7 (Promoting Camden's centres & Shops), CS8 (Promoting a successful and inclusive economy), CS9 (Achieving a Successful Central London), CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Dealing with waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP10 (Helping & promoting small and independent shops), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP29 (Improving access), DP30 (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

Director of Culture & Environment

DRAFT

DECISION