

Mr Stuart Trett
Design At Source Ltd
2-4 HIGH STEET
EVESHAM
Worcestershire
WR11 4HJ

Application Ref: **2015/6687/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

17 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7-8 Leigh Street
London
WC1H 9EW

Proposal:
Replacement of shopfronts.
Drawing Nos: 1719-P01 rev A, 1719-P02 rev B, 1719-P03 rev B, 1719-P04 rev A; Heritage
Statement (ref. 1719-4.1-set-heritageA).

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: 1719-P01 rev A, 1719-P02 rev B, 1719-P03 rev B, 1719-P04 rev A; Heritage Statement (ref. 1719-4.1-set-heritageA).

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

Informative(s):

- 1 Reasons for granting permission:

Though the host buildings are grade II listed, the existing modern shopfronts are not original and are considered to have no particular architectural or historic merit. The proposed alterations would introduce a more traditional design and use materials which would be more in keeping with the character and appearance of the listed building and wider terrace.

The proposed alterations would retain the appearance as a pair of separate shopfronts and this would be reinforced by the installation of two separate fascia signs, replacing the existing single fascia sign. Traditional timber doors with raised and fielded panels would provide an appropriately solid appearance with the added depth that would be achieved by the panelling. The solid bottom panel of all three entrance doors would also align with the low stallrisers that extend along the full length of the shopfronts, and the tops of the doors would align with the transoms. The number of rows and columns of glazed panels would be reduced to provide a simpler arrangement and style with a combination of mainly fixed panels and two pairs of central openable windows. Appropriately sized numbering would be added to the fanlights.

The overall balance of a dark grey shopfront and render with black painted lettering on a cream coloured fascia, as well as, painting the existing railings black and the introduction of modest decorative features, such as corbels and a reinstated cornice line, would provide welcome additions more in keeping with the character of the building than the existing modern shopfronts provide.

The proposed retractable awnings would be made of a traditional black fabric with cream coloured lettering along the edges and would be concealed within traditional awning boxes. They would be fixed appropriately at fascia level and would be 2m (no. 8) and 2.3m (no. 7) respectively in height above forecourt level when fully extended. Though one of the awnings does not meet the minimum requirement

suggested of 2.3m, the height is considered to be acceptable in this particular instance as the awnings extend over a private forecourt area only (used for seated customers) and will not impact on the public highway or be harmful to public safety. The awnings are also considered to be in accordance with Camden Planning Guidance in terms of position, design and materials. Overall, it is considered that the proposals would not harm the character and appearance of the host building or conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and also of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), and DP30 (Shopfronts) of the London Borough of Camden Local Development Framework Development Policies 2010. The proposal also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

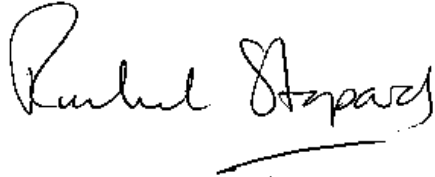
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment