

Mr. Mike Washbourne
Washbourne Field Planning
Studio 11
6-8 Cole Street
London
SE1 4YH

Application Ref: **2015/7183/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

18 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Tottenham Street
London
W1T 4RL

Proposal:
Introduction of new front lightwell with railings; new shopfront to replace existing (retrospective) and associated works.

Drawing Nos: (Prefix 1329-PA6-) 001; 002; 003 Rev B; 005; 006; 007 Rev A; 008 Rev A; 009; 010; Planning, Design & Access Statement prepared by urban + rural planning consultants dated December 2015; Structural Report prepared by Pure Structures dated 18 December 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 shall be carried out in accordance with the following approved plans (Prefix 1329-PA6-) 001; 002; 003 Rev B; 005; 006; 007 Rev A; 008 Rev A; 009; 010; Planning, Design & Access Statement prepared by urban + rural planning consultants dated December 2015; Structural Report prepared by Pure Structures dated 18 December 2015.



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

Informative(s):

1 Reasons for granting permission

The reinstatement of the front lightwell with railings and the installation of a new shopfront are considered to relate well to the host building and be of an appropriate design. The proposal seeks to reinstate historic features to the street which have been lost over time.

The application site is recognised as a positive contributor to the conservation area, the original features of which have been lost. The applicant proposes to reinstate the painted render bands, corbels, cornicing, timber framed glazing and doors, and a painted metal staircase. As such, the proposed alterations are considered an enhancement to the Charlotte Street Conservation Area and therefore in accordance with policies CS14, DP24 and DP25 of Camden's Local Development Framework.

Whilst the development will have some visual impact, it is considered to be an enhancement. Such alterations in this location are not considered harmful to the character or appearance of the host building, street scene or the Charlotte Street Conservation Area.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, 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, DP25, DP26 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 -66 and 126-141 of the National Planning Policy Framework.

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.

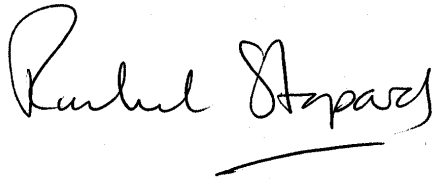
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment