

Mr Roy Gladwell
Roy Gladwell Design
101 Coleridge Way
Borehamwood
Herts
WD6 2AE

Application Ref: **2016/0694/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

4 April 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Greville Street
London
EC1N 8PQ

Proposal:
Installation of new shopfront to retail unit (Class A1).
Drawing Nos: Email from Agent (dated 23/02/2016); [A-ASF5GSEC1N-DET-] 01 RevA; 02 RevA; 03; 04.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Email from Agent (dated 23/02/2016); [A-ASF5GSEC1N-DET-] 01 RevA; 02 RevA; 03; 04.

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

Informatives:

- 1 Reasons for granting permission.

The proposed fully glazed shopfront will replace an existing steel frame shopfront comprising a security roller shutter and shutter box which are to be removed.

Fully height glazed shopfront are not normally considered acceptable. However, in this particular case and location, and in view of the original grill to the upper part of the elevation having already been removed and replaced by a fascia sign in the past, the modern design and large size of the host building, along with a similar shopfront having been approved recently for a commercial unit on the other side of the building, that the introduction of a fully glazed shopfront will suit the location and will also provide a more open frontage.

This, coupled with the retention of the original stall riser in the design minimizing the overall glazing area and its impact on the streetscape, the overall proposal, in terms of design, size, location and materials to be used is acceptable and will preserve and enhance the appearance and character of the host building, the conservation area and the streetscene, and will not harm the setting of adjacent listed building.

The site's planning history was taken into account when coming to this decision. No objection was received as a result of the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the 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 and DP26 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -68 and 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).

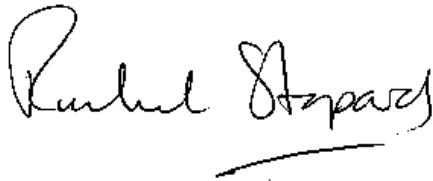
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment