

Mr R Litherland  
Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Application Ref: **2016/0297/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

26 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**48 Neal Street**  
**London**  
**WC2H 9PA**

Proposal:  
Replacement of existing stall riser to Neal Street shopfront elevation and creation of a new shopfront and removal of existing ground floor windows on Shorts Gardens elevation to retail unit (Class A1).

Drawing Nos: Heritage Statement (dated 15/01/2016); Design and Access Statement; Cover Letter (dated 19/01/2016); Photographic Schedule (3no photos); [23109 - ] OS1; SF01; SF02 RevE.

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: Heritage Statement (dated 15/01/2016); Design and Access Statement; Cover Letter (dated 19/01/2016); Photographic Schedule (3no photos); [23109 - ] OS1; SF01; SF02 RevE.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is to introduce a new shopfront to the side elevation of a corner retail unit as the end of a row of 4-storey terrace properties with mansard roof on Neal Street and Short's Gardens.

The design of the proposal is very traditional, consisting of 4no glazing panels, timber framed, timber painted fascia, pilasters and stall riser, and will mirror the adjacent shopfront. The new shopfront would not provide secondary access however.

The development will involve the removal of 3no previously approved windows of little merit, and thus de-cluttering the side elevation. The implementation of the development will also require the relocation of an existing street name sign.

The Neal Street shopfront is to undergo an overhaul along with general repairs and redecoration which will include the removal of existing ventilation grilles and replacement of the stallriser with a new timber stallriser panels.

The traditional design of the new shopfront, along with the use of traditional materials (such as timber) is considered to respect the appearance and character of the shopfronts and the streetscape within Neal Street and Seven Dials as a whole. Overall the proposal, in terms of design, size, location and materials is acceptable and will preserve and enhance the appearance and character of the host building, the streetscene and the conservation area; and will not harm the setting of adjacent listed buildings.

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, 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 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -68 and 126 - 141 of the National Planning Policy Framework.

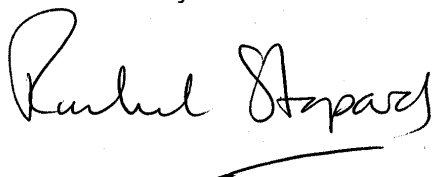
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Director of Supporting Communities

Rachel Stopard  
Director of Supporting Communities