

Sinead Wallace
Brown Studio
Unit 316 Rowlandson House
289-293 Ballards Lane
London
N12 8NP

Application Ref: **2016/4232/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

16 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
325 Gray's Inn Road
London
WC1X 8PX

Proposal:
Replacement shopfront and awning to existing restaurant.

Drawing Nos: ISS 1079, E 100.0 1079, G 100.0 1079

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 The development hereby permitted shall be carried out in accordance with the following approved plans - ISS 1079, E 100.0 1079, G 100.0 1079

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

- 3 Details of the materials and finishes for the new shopfront including a sample of the timber cladding shall be submitted and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission

This application proposes to replace the existing shopfront. The replacement shopfront would retain and refurbish the existing traditional pilasters, console brackets, cornice banding and stall riser. The fascia and part of the shopfront would be constructed from contemporary vertically-slatted timber cladding. An internally illuminated advert is shown on the plans but does not form a part of this application (separate advertisement consent would be required). The proposed shopfront would therefore achieve a good balance between the traditional and contemporary elements.

The design of the shopfront is considered to relate well to the scale, proportions and architectural style of the building and surrounding facades. It is considered that it would enhance the character and appearance of this commercial frontage and the conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 & DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also

accords with The London Plan 2016 and 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).
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

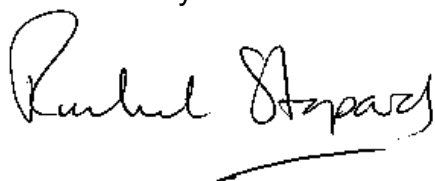
The main considerations for the advertisement consent application will be amenity and public safety. Amenity considerations include: aural and visual amenity, the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest. Public safety is not confined to road safety and includes all of the considerations which are relevant to the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians), over water or in the air.

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



Rachel Stopard
Executive Director Supporting Communities