

Mr Daniel Gender-Sherry
Bidwells
Bidwells Seacourt Tower
West Way
Oxford
OX2 0JJ

Application Ref: **2016/4213/P**
Please ask for:
Nora-Andreea.Constantinescu
Telephone: 020 7974 **5758**

7 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
167 Drury Lane
London
WC2B 5PG

Proposal: Installation of replacement shopfront including awning to a restaurant (Class A3).

Drawing Nos: 19 B; 20 A; 11 L; Statement in support of planning application - Design & access statement.

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, as specified on the approved plans.

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:

19 B; 20 A; 11 L; Statement in support of planning application - Design & access statement.

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

Informative(s):

- 1 Reasons for approval.

The application site is located within a larger building which is principally occupied by the New London Theatre.

The proposal involves the refurbishment of the shopfront with additional alterations to the fascia sign dealt with under separate advertisement planning application - 2016/4905/A.

The proposed development includes the removal of the black painted timber shopfront to reveal and restore white mosaic tiles, the replacement of the doors with timber doors (colour - Dulux Trade Crushed Aloe), the reinstatement of a window on the southern end of the elevation and two awnings.

Three separate menu boards with slim profile are placed proportionately between the entrance doors and would be softly lit through characterful lanterns on the front elevation.

The proposed awnings have widths of 1.8m and 9.7m and would be located above the main entrance. They would project along the length of the shopfront. The projection depth of the awning would be 1m and no part of either canopy would be closer to the ground than 2.3m when opened, which is in accordance with CPG1 (Design).

It is therefore considered that the proposed refurbishment would enhance the appearance of the host building, streetscene and the Covent Garden (Seven Dials) Conservation Area. It is not considered that the proposal would result in any harm to the neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Covent Garden (Seven Dials) Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26, and Covent Garden (Seven Dials) Conservation Area Statement. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-58 and 126-141 of the National Planning Policy Framework 2012.

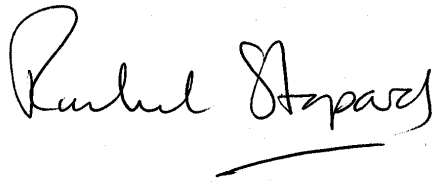
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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