

Donna Lang  
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502 Birchwood One Business Park  
Dewhurst Road  
Birchwood  
Warrington  
WA3 7GB

Application Ref: **2016/5065/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

28 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**133 Clerkenwell Road**  
**London**  
**EC1R 5DB**

Proposal:  
Replacement shop front including relocation of entrance doors with internal access ramp and internal roller shutter (Retrospective)  
Drawing Nos: Design & Access Statement RevB; (CPS 16 078) 001; 002A; 004F; 007A; 008C; 010

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (CPS 16 078) 001; 002A; 004F; 007A; 008C; 010.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed works have already been completed on site as the application is retrospective. The shop front replaces the glazed shop front with alterations to the entrance and the signage whilst retaining the architectural element of the slate surround. The entrance doors have been relocated and widened to exceed the minimum clear door width requirements and include a ramp and hand rail to improve access. The proposed security shutter would be installed behind the glazing reducing its visual impact on the street scene. Overall the proposed alterations, in terms of design, location and materials are considered appropriate alterations to the modern façade and such alterations in this location are not considered harmful to the character or appearance of the host building, street scene or the Hatton Garden Conservation Area as they are typical in this commercial locality.

Whilst the development will have some impact in terms of light spill from the glazed shop front, given the minor nature of proposed works they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, loss of privacy or light spill.

No objections have been received prior to making this decision and the site's planning history has been 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 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, CS14 and CS17 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 of The London Plan 2016 and 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,

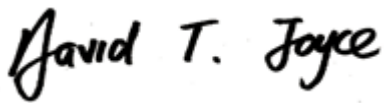
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities