

Ms Carstens
KIMA Architecture & Interiors
14 Manchester Square
London
W1U 3PP

Application Ref: **2016/5151/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

20 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Cleveland Street
London
W1T 4HZ

Proposal:
Alterations to shopfront including replacement door at ground floor level and replacement window at basement level (part retrospective).

Drawing Nos: Design, Access & Heritage Statement, Site Location Plan 01 Rev01, 02 Rev01, 03 Rev01, 04 Rev01, 05 Rev06, 06 Rev04, 07 Rev01, 08 Rev01

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 01 Rev01, 02 Rev01, 03 Rev01, 04 Rev01, 05 Rev06, 06 Rev04, 07 Rev01, 08 Rev01.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

External alterations have been carried out prior to the determination of this application; therefore, the application is part retrospective. The building is identified in the Charlotte Street Conservation Area Appraisal and Management Strategy as a shopfront of merit that is of historic interest. It retains many of its traditional elements which contribute significantly to the character of the area, as such, the Council welcomes the property being brought back into use, but will resist the loss of original details.

The external alterations that have been carried out are considered appropriate as the railings along the frontage which separates the pavement from the basement lightwell has been retained, the replacement half glazed timber door to the ground floor matches the listing description and has replaced a non-original door and the non-original security bars to the bow window and rectangular transom light have been removed.

The installation of a uPVC window at basement level has a detrimental impact on the host building due to the use of inappropriate materials and the removal of the glazing bars to the rectangular transom light is detrimental to the appearance of the façade. Following officers advice, the proposal has been amended to include the reinstatement of a timber window to the basement facade and timber glazing bars to the rectangular transom above the ground floor door. The proposed replacement window matches the originals as closely as possible in terms of type, materials, glazing patterns and detailing and would preserve the character of the property. The proposed details of timber glazing bars are considered to be sympathetic to the building in materials and style. Overall, the quality and design of the shopfront responds sensitively to the historic setting and the building frontage as a whole.

The proposals are not considered to harm the amenity of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook and privacy.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

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 and DP26, 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.

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 and 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.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

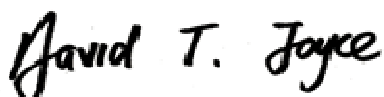
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities