

Mr Evan Ferguson  
Evan Ferguson, Architect  
Old Manor Farm  
Helperthorpe Malton  
YO17 8TQ  
United Kingdom

Application Ref: **2016/5522/P**  
Please ask for: **Nora-  
Andreea.Constantinescu**  
Telephone: 020 7974 **5758**

10 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**25 New Compton Street**  
**London**  
**WC2H 8DS**

Proposal:  
Change of use from office (Class B1a) to shop (Class A1) with associated internal alterations to re-connect to existing retail unit at nos 167-169 Shaftesbury Avenue.  
Drawing Nos: 1605.01.-; 1605.02.-; 1605.03.b; 1605.04.a; Design and Access Statement October 2016.

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:

1605.01.-; 1605.02.-; 1605.03.b; 1605.04.a; Design and Access Statement October 2016.

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

- 3 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 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission:

The application site is located at the rear of the commercial unit on 167-169 Shaftesbury Avenue, which formally formed one retail unit, class A1. Under previous planning permission granted (ref: 2004/0277/P) the application site was separated to form an A1 unit facing New Compton Street, which was used as a ticket agency until 2012. In 2012, planning permission was granted (ref: 2012/4558/P) for change of use from A1 to B1, and the premises have been occupied by a property services company. The applicant confirms in the Design and Access Statement that the business which occupied the application site is moving into larger offices.

It is acknowledged that the B1a unit has a relatively small floorspace (74sqm) and it is formerly part of a larger unit which has only recently been converted into office use class B1a. It is therefore considered that the justification required by DP13 through marketing evidence would not be considered necessary in this instance.

The proposed change of use is considered to bring benefit to the existing commercial unit on 167-169 Shaftesbury Avenue, part of a large retail zone within the Central London Area.

The internal alterations proposed including the reflected ceiling are considered acceptable. The external alterations in relation to the removal of the planters and the installation of bollards are considered to not cause any significant harm to the appearance of the host property or to the amenity of the adjoining businesses.

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.

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 CS1, CS2, CS5, CS7, CS8, CS9, and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12, DP13, DP24 and DP26. The proposed development also accords with London Plan 2016 and National Planning Policy Framework.

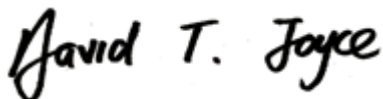
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Executive Director Supporting Communities