

Mr R Litherland
Rolfe Judd Planning [P6461]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2016/6908/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

16 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30-36 Monmouth Street
London
WC2H 9HA

Proposal: Replacement shop front at 30-36 Monmouth Street.

Drawing Nos: 1607.EX.11, 1607.PL.11, 1607.EX.12, 1607.PL.12, CGI, Location Plan

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: 1607.EX.11, 1607.PL.11, 1607.EX.12, 1607.PL.12, CGI, Location Plan



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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement shopfront is considered acceptable in terms of size and design in the context of the host building and the Seven Dials Conservation Area. The design would consist of painted grey render framing the shop front and new timber window frames and stall risers. This will allow for clear distinction between the upper and residential levels and the ground floor commercial units. The addition of the new Bath stone cornice will further emphasise the separation in a sympathetic manner that will highlight the building's attractive, prominent corner feature.

While the width of the corner pillars would be decreasing, this would create a natural continuation between the shopfronts allowing Monmouth Street and the corner of Seven Dials to feel more open and allow for more natural light to enter the commercial units.

As the works would solely be to the ground floor of the building, and not adjacent to any residential units it is considered there would be no harm to residential amenity as a result of the proposal.

One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the Policies A1, D1, D2 and D3 of the Emerging Local Plan and the policies of the London Plan 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).

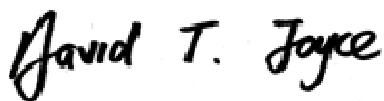
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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.

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