

Ms Anna Snow  
Iceni Projects  
Flitcroft House  
114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2017/0419/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

7 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**28 Denmark Street**  
**London**  
**WC2H 8NJ**

Proposal:  
Installation of a new shopfront to retail unit (Class A1).

Drawing Nos: Covering Letter (24/01/2017); Historic Photo 1975; Existing Photograph (East); Existing Photograph (South); Existing Photograph (Corner); [1793PL016-] SP\_28DMS, 00\_28DMS, 61, 62 (02/02/2017); [1793PLEX016-] 00\_28DMS, 61, 62 ; CGI View of Shopfront

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, 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: Covering Letter (24/01/2017); Historic Photo 1975; Existing Photograph (East); Existing Photograph (South); Existing Photograph (Corner); [1793PL016-] SP\_28DMS, 00\_28DMS, 61, 62 (02/02/2017); [1793PLEX016-] 00\_28DMS, 61, 62 ; CGI View of Shopfront.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace an existing aluminium framed shopfront with a timber framed shopfront which would be of a more traditional design. The new shopfront would include a stone stall riser with timber framed shop windows. Above which would sit critical windows with operable bay for ventilation. The proposal would reinstate the fan light above the entrance door. The new timber door with window panels is, by its very nature in terms of material and design, traditional and sympathetic to the host building and the sensitive nature of the location which includes the Grade I Listed St Giles-in-the-Fields Church on the opposite side of the road.

The proposal, in terms of size, design, location and materials to be used, is considered acceptable, and will preserve and enhance the character and appearance of the host building, the Conservation Area and the streetscape, and will not harm the setting of adjacent listed buildings.

Given the shopfront would sit within the existing aperture there would be no harm to residential amenity or the amenity of the area in general as a result of the new development.

The site's planning and appeal history has been taken into account when coming to this decision. One letter of no objection was received following the statutory consultations.

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 and policies D2, D3 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016.

- 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 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 T. Joyce*

David Joyce  
Director of Planning and Regeneration