

Mr Stephen Mitchell
Mitchell Architecture Studio
43 Layhams Road
West Wickham
BR4 9HD

Application Ref: **2016/4886/P**

Please ask for: **Nora-Andreea**

Constantinescu

Telephone: 020 7974 **5758**

27 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor and Basement
21 Goodge Street
London
W1T 2PJ

Proposal: Installation of replacement shopfront (Class A1) (Retrospective)

Drawing Nos: Site location plan; Block plan; Existing plans and elevations drawn on 11/05/2016; Existing Elevations: 213_01; Proposed ground floor plan 23 1; Proposed front elevation and Proposed section 26 7.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Site location plan; Block plan; Existing plans and elevations drawn on 11/05/2016; Existing Elevations: 213_01; Proposed ground floor plan 23 1; Proposed front elevation and Proposed section 26 7.

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

Informatives:

- 1 Reasons for granting permission:

The application site is listed as a shopfront of merit and it is part of a building which makes a positive contribution to the Charlotte Street Conservation Area. As the application site is considered to have significant importance for the street and wider conservation area, any alterations would have to be minimal and sensible to the character of this traditional shopfront.

The building works have started on site during the course of this application and the existing recessed entrance has been removed. Through negotiation with the applicant it was agreed that the recessed entrance would have to be reinstated and retained. The building works on site have continued during this negotiation and they appear to be implemented as per the revised drawings submitted. The proposed scheme now includes the retention of the shopfront in its original state, painted black with new fascia sign and external lights.

The proposed shopfront is therefore considered to conserve the character and appearance of the traditional shopfront and host building. It is therefore considered that no significant impact would be caused to the streetscene and wider conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection has been received from Charlotte Street Residents Association; however due to the revised scheme and reinstatement of the original recessed entrance, the objection has now been withdrawn. The planning history of the site has been taken into consideration before arriving 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 CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP30. The proposed development also accords with policies G1,

A1, D1, D2, D3 and DM1 of the Camden Local Plan Draft Submission 2016, the London Plan 2016 and National Planning Policy Framework 2012.

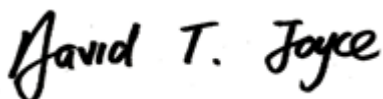
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 3 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



David Joyce
Director of Regeneration and Planning