

Mark Shearman  
Firstplan  
Bramah House  
65-71 Bermondsey Street  
London  
SE1 3XF

Application Ref: **2017/0082/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

29 March 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**52 Lamb's Conduit Street  
LONDON  
WC1N 3LL**

Proposal: Alterations to shopfront on Lamb's Conduit Street and Rugby Street elevations.

Drawing Nos: Site location & block plan (both ref. 16361), EA213-16-01 rev A, EA213-16-02, 034-100 rev B, 034-210 rev C, 034-211 rev B.

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 2010, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location & block plan (both ref. 16361), EA213-16-01 rev A, EA213-16-02, 034-100 rev B, 034-210 rev C, 034-211 rev B.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed shopfront alterations are considered to be appropriate for this location in terms of the design, scale, colour and materials to be used, and as such, the proposals are in keeping with the commercial identity of the street in accordance with Council policies and guidelines, and would not significantly alter the character or appearance of the building or detract from the wider Bloomsbury conservation area, and would be acceptable.

There are no amenity concerns as a result of these proposals.

The site's planning and appeals history has been taken into account when coming to this decision.

An objection was initially received from a local group (Rugby & Harpur Residents Association) following statutory consultation concerning possible changes to entrance access arrangements and change of use of the premises. However, no change of use nor alterations to the entrance are proposed, and as such, the concerns raised do not fall within the scope of consideration by the Council for this particular planning application. Following this clarification, the objection has been withdrawn by the local group.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP12, DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies 2010, policies A1, D1, D2, D3 and TC4 of the Camden Local Plan Submission Draft 2016, the London Plan 2016, and the 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 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.
- 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. In particular, you are advised to contact the Council's Access Officer in the Building Control Service to advise you about possible measures that might be taken to improve existing entrance access arrangements (such as providing portable access ramps, lower height door entry system, etc.). For further advice please contact Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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.
- 5 For clarity, this permission relates to external alterations only as shown on the approved drawings and does not constitute a change of use. This permission is granted without prejudice to any future requirement to obtain permission for a change of use under the Town and Country Planning Act 1990 (as amended). Advice and/or application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning); by contacting the Camden Contact Centre on Tel: 020 7974 4444; or by emailing [planning@camden.gov.uk](mailto:planning@camden.gov.uk).
- 6 Your attention is also drawn to all other matters shown or referred to in the approved drawings/documents relating to the positioning of external bench seats, or any other street furniture/equipment, and that these do not form part of this consent. In this regard, you are reminded of the need to obtain the written permission/consent of any owner(s) of the land as necessary prior to their siting.
- 7 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for

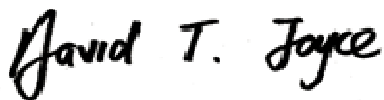
any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email [highwayengineering@camden.gov.uk](mailto:highwayengineering@camden.gov.uk).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning