

Miss Maria Clarke  
Gundry Ducker Architecture  
No3 Garrick Street  
London  
WC2E 9BF

Application Ref: **2016/6779/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

31 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**26 Earlham Street**  
**LONDON**  
**WC2H 9LN**

Proposal:  
Installation of a new shopfront to restaurant (Class A3).

Drawing Nos: Site Location Plan; 319.GA.02 RevA; [319.GE] 01 RevB, 02 RevA, 03; [319] EX.02, 06.

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 and policies D1, D2, D3 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 319.GA.02 RevA; [319.GE] 01 RevA (21/02/2017), 02 RevA, 03; [319] EX.02, 06.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed timber frame shopfront with stall riser and a recessed entrance to the left is to replace an outdated timber frontage with tiled stall riser and central door. The proposal is to bring back the traditional design of commercial frontages whereby recessed doors form part of the historical identity of the hightstreet. Although CPG1 (Design) states that new recesses would be strongly discouraged, it also states that recesses often found in older traditional shopfronts, should be retained.

The overall sympathetic design of the shopfront is bringing the lower part of the elevation closer to its historical design and identity, and as such the proposal, in terms of size, design, location and material to be used, will preserve and enhance the appearance and character of the host and adjacent buildings, the conservation area and the streetscape, and will not harm the setting of the host and adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. A comment was received from the Covent Garden Community Association following the statutory consultations that welcome the improvement made to the shopfront but would also have liked the modifications go further in terms of matching the adjacent commercial frontage at No26. The location of the blind box, sitting atop the fascia is in fact traditional and in line with the CPG1 (Design) advice which demonstrates appropriate ways to install shopfront awnings by being located above the cornice. A smaller fascia would have been preferred. But in view of the traditional design of the new shopfront to replace a very unattractive frontage, it was deemed to be, on this occasion, acceptable for the size of the fascia size to remain unchanged.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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 D1, 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 Regeneration and Planning