

Mr R Litherland
Rolfe Judd Planning [P6603]
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Application Ref: **2017/1369/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

2 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Thomas Neal Centre
35 Earlham Street
London
WC2H 9LD

Proposal:

Installation of a louvred substation entrance door and louvred panelling above the entrance double doors to the shop unit 9-10 fronting Shorts Gardens with associated internal alterations for a new self-contained substation.

Drawing Nos: T(10)D01 P1, T(20)D01 P3, T(91)P00 P1, T(20)D01 P1, T(10)E01 P1

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans T(10)D01 P1, T(20)D01 P3, T(91)P00 P1, T(20)D01 P1, T(10)E01 P1

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

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to a section of the Grade II listed Thomas Neal Centre located on the north side of Shorts Gardens to the west end of the building. The proposal includes the replacement of a window and door at the existing vacant shop unit (9-10 Shorts Gardens) with louvred entrance door and window, louvred overhead panelling and a concrete upstand to accommodate a new substation. There is no physical retail frontage to the shopunit.

Whilst the proposal would result in the loss of 50 sqm of retail floorspace at ground floor level contrary to DP12 and CPG5, the sub-station is required to power the other retail units within the Thomas Neal Centre. At present there is not a traditional retail frontage to the site and the loss of this retail floorspace would not cause harm to the vitality and viability of the site and is therefore considered acceptable in this context.

The proposed changes to the external facade would not alter the character or appearance of this part of the historic building and would not have a harmful impact on the character or appearance of the conservation area.

There would be no impact on the amenity of neighbouring residents as a result of the proposal.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s66 (LBs) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP12, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies TC1, A1, D1 and D2 of the Camden Local Plan Draft Submission 2016 and the London Plan 2016 and the 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 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.
- 4 The emerging 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 ended 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