

Paula Berryman

Evolve Architecture
The Coach House
The Grange Business Park
Hewish
Bristol
BS246RR

Application Ref: **2017/3587/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

8 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 Warren Street
LONDON
W1T 5LA

Proposal: Alterations to shopfront.

Drawing Nos: Site location and block plans sheet; SBXE-WARR-001-01, SB-52598-001 rev B, 16-082 rev A, Sheet-A-2001 (dated 31/07/2017); Canvas Barrier specification document (ref. 16209).

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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and block plans sheet; SBXE-WARR-001-01, SB-52598-001 rev B, 16-082 rev A, Sheet-A-2001 (dated 31/07/2017); Canvas Barrier specification document (ref. 16209).

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 are in keeping with the commercial identity of the street in accordance with Council policies and guidelines.

Concerns were initially raised with regards to the possible permanent fixing of any planters, tables and/or chairs to the public highway in so far as this might impact on pedestrian movement and any future highways works. Customer safety and access concerns were also expressed with regard to the existing outward opening doors. In response, the applicant has confirmed that the proposals would not involve the fixing of any furniture to the public highway. Amended drawings were also submitted altering the fixed planters to a window mounted arrangement and proposing inward opening doors. This confirmation and amendments are considered to be acceptable.

Overall, it is therefore considered that the proposals would not be harmful to either pedestrians or vehicular safety in accordance with the Camden Planning Guidance, nor would they significantly alter the character or appearance of the building or detract from the wider Fitzroy Square Conservation Area, and would therefore be acceptable.

Due to the location and minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzroy Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan 2014, the London Plan 2016 and the National Planning Policy Framework 2012.

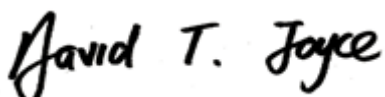
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Your attention is drawn to the need to obtain written permission/consent of any owner(s) of the land as necessary to place any amenities (e.g. tables and chairs, etc.) on the public highway in line with the Highways Act 1980 and the Council's licensing policy. You are therefore advised to contact the Council's Customer Support Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444).
- 5 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.

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