

Miss Kemi Salau
Ghost Project Management
7 Devonhurst Place
Heathfield Terrace
London
W4 4DJ

Application Ref: **2017/3150/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

18 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
74 Chancery Lane
LONDON
WC2A 1AD

Proposal: Alterations to shopfront and associated planters to Chancery Lane and High Holborn elevations.

Drawing Nos: Site location plan; 217025- (S2.1.0, S2.1.1, A2.1 Rev D, A6.1, A8.1, A8.1.1, A8.1 Rev E; A9.1).

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; 217025- (S2.1.0, S2.1.1, A2.1 Rev D, A6.1, A8.1, A8.1.1, A8.1 Rev E; A9.1).

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

Informatives:

- 1 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).
- 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 Reasons for granting permission.

The proposed alteration works to the shopfront relate to the mosaic finish and planters fixed to the lower panel within window frame of shopfront. Following Officer advice, the planters would sit flush with the front of existing pillars which protrude from the shopfront by 200mm. The proposed planters would be timber and fixed to the shopfront. Hence the proposal is considered acceptable in design and material terms and would preserve the character and appearance of the Bloomsbury 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.

Following the revisions to the proposal it is considered that it would not impact on pedestrian comfort and movement on the public highway. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D3 and T1 of the Camden Local Plan 2017. The proposed development also accords

with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

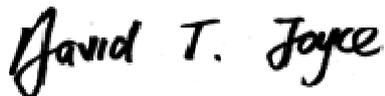
- 4 Please note that the louvre shown as shop front elevation 2 on drawing nos. 217025-A8.1 Rev E and 217025-A8.1 and the advertisement signs on proposed drawings do not form part of the assessment of this application. Please refer to ref: 2017/3568/P and 2017/3151/A for details.

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