

Matthew Tozzi  
MoreySmith Ltd  
24 Marshalsea Road  
London  
SE11HF

Application Ref: **2017/5598/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

2 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**12 Fitzroy Street**  
**London**  
**W1T 4BL**

Proposal: Erection of projecting canopy to the front elevation with vertical panel and internally illuminated lettering. Erection of projecting glazed bay at ground floor level.

Drawing Nos: MS 100 Rev. P1, MS 200 Rev. P1, MS 70S Rev. P1, MS 703 Rev. P1, MS 704 Rev. P1, MS 701 Rev. P1, MS 702 Rev. P1, 2009(P)-1/PH:01 Rev. N1, MS 700 Rev. 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 D1 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: MS 100 Rev. P1, MS 200 Rev. P1, MS 70S Rev. P1, MS 703 Rev. P1, MS 704 Rev. P1, MS 701 Rev. P1, MS 702 Rev. P1, 2009(P)-1/PH:01 Rev. N1, MS 700 Rev. P1.

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

#### Informative(s):

- 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 application relates to a commercial frontage within the Fitzrovia Central London Area. The building is not listed and the site is not within a conservation area. The application seeks minor alterations to the ground floor frontage within the forecourt, including erection of a steel canopy with fins and vertical sides to frame the ground floor. A projecting glass bay is proposed to replace part of the existing window.

The proposed canopy would be lightweight and high quality in appearance and would not have an adverse impact on the appearance of the host building or the street scene. Two other neighbouring buildings feature similar projecting canopies. The canopy and framing would measure 3.4m high and 1.2m deep and would not extend over the public highway. The materials and design are considered to complement and enhance the design of the existing building, which is modern in

style.

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

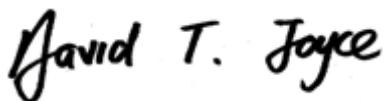
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D3. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

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