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Application Ref: **2017/4693/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

2 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Tottenham Street
London
W1T 4RH

Proposal:
External alterations to building including refurbishment of the shopfront with minor alterations, installation of metal railings to front lightwell and steps, boundary wall and hardstanding to the rear and extract fan vents in side wall

Drawing Nos: A_16_000, A_16_001, A_16_002, A_16_003, A_16_004, A_16_005, A_16_006, A_16_007, A_16_008, A_16_009, A_16_101, A_16_102 B, A_16_103 A, A_16_104 A, A_16_105 A, A_16_106, A_16_107 B, A_16_108 B, A_16_109, A_16_SK.2/8.12.17, Design & Access Statement ref: A_16_002_3.01.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

A_16_000, A_16_001, A_16_002, A_16_003, A_16_004, A_16_005, A_16_006, A_16_007, A_16_008, A_16_009, A_16_101, A_16_102 B, A_16_103 A, A_16_104 A, A_16_105 A, A_16_106, A_16_107 B, A_16_108 B, A_16_109, A_16_SK.2/8.12.17, Design & Access Statement ref: A_16_002_3.01.

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

- 3 Before the relevant part of the work is begun, detailed drawings and samples of materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including specification and materials of the new vent opening covers in the side elevation wall.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is located at 28 Tottenham Street, which is a Grade II Listed late 18th Century townhouse located within the Charlotte Street Conservation Area.

The property is a mid-terrace building over 4 storeys plus basement level, which presently contains a ground and basement level retail unit with shopfront and a single residential maisonette at upper floor level. The building forms part of the terrace at 24-32 Tottenham Street and is adjacent to the undercroft access to Charlotte Mews.

This planning application proposes minor external alterations to the building including the refurbishment of the shopfront with minor alterations, installation of metal railings to the front lightwell and steps, a new boundary wall and hardstanding to the rear and small extract fan vents in the side wall. This development is all in association with the internal alterations and refurbishment of this listed building (application ref: 2017/5638/L).

The application proposes no modification to the existing uses on the site. The existing ground floor/basement retail unit and single dwelling at upper floor level would be retained.

The shopfront refurbishment works propose to remove the modern parts of the shopfront such as the advert and timber panels below the shop window, retain and refurbish all original and historic parts of the shopfront uncovered and provide replacement shopfront joinery with a sympathetic traditional design where required.

The proposed low level metal railings around the front lightwell and steps to match the adjacent properties would harmonise with the building and would not harm the character of the conservation area or listed building.

The new boundary wall and gates to the rear would enclose the existing rear yard along Charlotte Mews to the rear. The wall and gates, which would measure 1.8 m in height, would be constructed from traditional materials including reclaimed yellow stock bricks and painted timber doors. The new hardstanding in the rear yard would not be visible. The boundary treatment would be in keeping with the character of the listed building and would not harm the character of the conservation area.

The extract vents in the side wall would be small alterations to the building which would not be highly visible. These alterations would be acceptable subject to the details of the vent covers being required by condition.

The minor alterations would not result in harm to amenity or highway safety.

The planning history was taken into account when coming to this decision. One objection was received and a consultation summary is provided setting out the points made and the Council's response.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan (2016) and the National Planning Policy Framework (2012).

- 2 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).

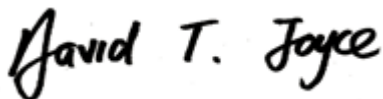
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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