

Application ref: 2018/2935/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 7 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Mr Sean Emmett
29a Montague Street
London
WC1B 5BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

40 Store Street
London
WC1E 7DB

Proposal: Installation of rear lantern rooflight to enclose existing lightwell. Change of use of basement from B8 (Storage and distribution) to A1 (Retail).

Drawing Nos: Site Location Plan, Existing: 01 Rev. A, BB258-2018-01 Rev. B Proposed: 02 Rev. A, BB258-2018-03 Rev. A.

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 policies 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. Existing: 01 Rev. A, BB258-2018-01 Rev. B. Proposed: 02 Rev. A, BB258-2018-03 Rev. A.

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

Informatives:

- 1 Reasons for granting permission.

The applicant seeks permission for the erection of a lantern rooflight to enclose the rear lightwell and enable access between the ground floor A1 unit and the below B8 space at basement level which was last used for off-site food storage and preparation. In association with this, the applicant seeks to change the use of the basement from B8 to retail to match with the unit above (A1).

The lantern rooflight would be to the rear of the host building. While it would be the only covered lightwell on the rear roofscape, there is a high overall proliferation of modern lantern rooflights elsewhere on the roofscape and as such the principle is considered acceptable. The design and aluminium framed materiality of the rooflight would be considered acceptable in the context of the site which is not visible from public views. The below outdoor space currently provides no residential or public amenity and therefore its loss would be acceptable.

The proposal would not generate any new outlooks to, or overshadowing of, neighbouring buildings. There would not be any significant increasing noise or artificial light pollution resulting from this development.

The change of use of the basement level, the last use for which was B8 (as an off-site food preparation area) to reincorporate it into the above A1 unit (currently used as a café) would be functionally similar to the existing use and appropriate for this commercial central London location. While Local Plan policies E1 and E2 would seek to protect B8 uses, it is considered that the access arrangements to the B8 unit through the neighbouring residential block hinders its viability and makes it broadly incompatible with surrounding C3 uses. As such, its loss is considered acceptable in this instance. Given the location and size of the existing unit, the proposed change of use would not result in any transport related issues.

No responses have been received to the consultation. The planning history of the site has been taken into account in the taking of this decision.

Considerable importance and weight has been attached to the harm and 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 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 accordance with policies D1, D2, E1, E2, A1, A4, T2 and TC4 of the London Borough of Camden Local Plan 2017 and the Bloomsbury Conservation Area Appraisal and Management Framework 2011. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2018.

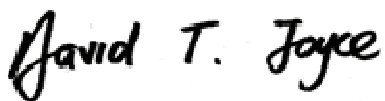
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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