

Application ref: 2018/2006/P  
Contact: Matthias Gentet  
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Date: 15 August 2018

**Development Management**  
Regeneration and Planning  
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Pembrook Design Ltd  
Summit House  
Horsecroft Road  
The Pinnacles  
Harlow  
CM19 5BN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4 Conway Street**  
**London**  
**W1T 6BB**

Proposal:  
Replacement of existing shopfront windows and rear mono pitch glazed roof with 3 layer felt flat roof and lantern roof light to Public House (Class A4).

Drawing Nos: Design and Access Statement; Site Location Plan; [3175/] 01 (24/05/2018), 02 (24/05/2018), 10 revB (05/08/2018), 11 revB (05/08/2018), 33 revB (18/06/2018), 35 revB (08/08/2018), 37 revA (18/06/2018).

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 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: Design and Access Statement; Site Location Plan; [3175/] 01 (24/05/2018), 02 (24/05/2018), 10 revB (05/08/2018), 11 revB (05/08/2018), 33 revB (18/06/2018), 35 revB (08/08/2018), 37 revA (18/06/2018).

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to replace the existing single glazed timber frame shopfront that includes 3 large circular vents located within the upper part of the glazing (one per section) with a new single glazed timber frame frontage that would see the re-instating of Georgian style window. The curved design of the central section of the existing shopfront - to the right of the entrance - would be retained along with the stall riser.

The scheme is also seeking to replace the existing rear flat roof and 3no small skylights at first floor level with a new flat roof and a lantern style skylight that would introduce a traditional design to the rear of the building that would seem to have been neglected over the years as well as being the subject of poor alterations.

It is worth noting that there is an application addressing the matter of old equipment plants (reference: 2018/2006/P) that would see the reduction in the number of condensers as well as their relocation from 1st to 3rd floor level and surrounded by an acoustic screen, affording a more discreet and less cluttered installation.

Revision have been sought to have the glazing for the shopfront amended from double to single glazed. This was in order to retain the traditional feel that the new shopfront provides.

It must also be noted that any alterations to the signage (fascia) and awning (with advertising) would require Advertisement Consent to be sought separately.

Overall, in terms of size, design, location and materials to be used, the proposal is considered acceptable and would not only preserve but also enhance the character and appearance of the host and adjacent building, the conservation area and the streetscape to the front and rear, and would not harm the setting of adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and 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 and 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 general accordance with policy A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2018.

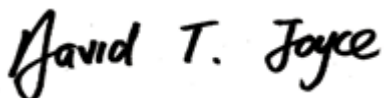
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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