

Application ref: 2018/3199/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 3 October 2018

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

Phone: 020 7974 4444

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MWA
Kingfisher House Ground Floor
45 Market Place
Henley-on-Thames
RG9 2AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
100 Charing Cross Road
London
WC2H 0JG

Proposal:
Replacement shop front including relocation of entrance to corner of Charing Cross Road and Phoenix Street.

Drawing Nos: Site location plan, Design & Access Statement, EGF(MCH)GA-01A, EGF(MCH)ELEV-03A, PGF-(MCH)ELEV-04A, C-400-404, S-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 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 Site location plan, Design & Access Statement, EGF(MCH)GA-01A, EGF(MCH)ELEV-03A, PGF-(MCH)ELEV-04A, C-400-404, S-01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the shop front are considered appropriate in design and appearance which would not appear out of character with the existing building, currently in use as a retail unit at ground floor level. The relocation of the entrance to the corner elevation of Phoenix Street and Charing Cross Road is considered acceptable as it provides level access with minimum clear door width. Whilst introducing full height glazing to the shopfront, this would be positioned within existing window openings and therefore, respects the architectural features of the host building. The recesses would be brought forward which helps to discourage anti-social behaviour.

Given the minor nature of the alterations they are not considered to negatively impact on the amenity of neighbours in terms of light pollution, loss of privacy or outlook.

No objections have been received prior to making this decision. 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 A1 (Managing the impact of development), C5 (Safety and Security), D1 (Design) and D3 (Shopfronts) and of the London Borough of Camden Local Plan 2017. The proposed development also accords with the 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

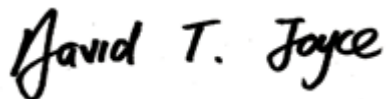
and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning