

Application ref: 2018/4066/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 16 November 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Beamish Planning Consultancy
33 Holland Gardens
Brentford
TW8 0BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**75 Southampton Row
London
WC1B 4ET**

Proposal: Installation of replacement shopfront and awning.

Drawing Nos: G012/2864; G211/2864 Rev R; PL210/2864; Planning Statement dated 17/08/2018.

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:

G012/2864; G211/2864 Rev R; PL210/2864; Planning Statement dated 17/08/2018.

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located at the ground floor of a modern residential block of flats, being part of the local commercial parade. There is a great variety of shopfront designs along the street, with numerous having a modern appearance.

The proposed shopfront would straighten the front elevation, replace the existing timber frames with aluminium, and retain five large window panes with fanlights above, as the existing fenestration arrangement. The proposal would include frosted glass to the lower part of windows for the interior seating. The shopfront frames would be dark grey and the wall around it would be white-cream. It is considered that the proposed shopfront, due to its proposed appearance and detailed design would preserve the character of the host building, the commercial street it is part of, and wider Bloomsbury Conservation Area.

The proposed awning would have a width of 5.11m and would extend to a depth of 1.45m from the fascia level, and all parts of the awning would be at 2.3m high from the ground level. This is considered acceptable given the existing large pavement area in front of the premises and the established character of awnings along the street.

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 2013.

One comment was received prior making this decision, which is fully addressed in the consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

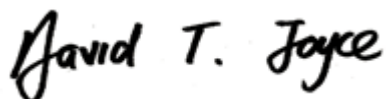
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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