

Application ref: 2018/5330/P
Contact: Alyce Keen
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Date: 2 January 2019

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

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Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1A Earlham Street
London
WC2H 9LL

Proposal: Replacement of office entrance and installation of illuminated signage.

Drawing Nos: (PL)100 A; (PL)101 A; (PL)102 A; (PL)103 A.

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:
(PL)100 A; (PL)101 A; (PL)102 A; (PL)103 A.

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

Informative(s):

1 Reasons for granting permission.

The proposed replacement of the office entrance is considered appropriate in terms of design and materials and would be in keeping with the character and scale of the building. The replacement entrance would rationalise the existing arrangement by providing more uniformity to the entrance. The proposed powder coated canopy complies with the minimum height clearance of 2.3m and 1m from the public highway. Overall, the proposed alterations, in terms of design, location and materials are considered acceptable and will preserve and enhance the appearance of the host building and the character of the shopping frontage along this commercial part of Earlham Street and the Seven Dials (Covent Garden) Conservation Area.

Given the minor nature of the proposed works, they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill.

One comment was received as a result of the statutory consultation and is addressed in the consultation summary. The site's planning history has been taken into account when coming to 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 general accordance with policies A1, D1, D2 and D4 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.

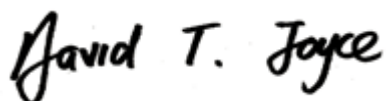
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning