

Application ref: 2018/1788/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 16 January 2019

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

Fuller Long Ltd
Studio 13
9 Tanner Street
London
SE1 3LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Shop And Premises At Basement And Ground Floor
240 Gray's Inn Road
London
WC1X 8JR

Proposal: Reinstatement of shopfront

Drawing Nos: 1521-01 rev A; 1521-02; 1521-03; 1521-04 Rev B; 1521-05 Rev B; 1521-06 Rev C; 1521-07 Rev A; Structural report by HLN Engineering dated August 2018; Letter from Fuller Long dated 24/09/2018; Product specifications Aluminium Shutters & Grilles Syston Doors; Letter by Fuller Long dated 21/10/2018; Electric Meter details dated 16/07/2018; Heritage Statement dated 12/04/2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The works hereby approved shall be carried out within 3 calendar months of the date of this permission, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The existing works are unauthorised and an unacceptable form of development. To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1521-01 rev A; 1521-02; 1521-03; 1521-04 Rev B; 1521-05 Rev B; 1521-06 Rev C; 1521-07 Rev A; Structural report by HLN Engineering dated August 2018; Letter from Fuller Long dated 24/09/2018; Product specifications Aluminium Shutters & Grilles Syston Doors; Letter by Fuller Long dated 21/10/2018; Electric Meter details dated 16/07/2018; Heritage Statement dated 12/04/2018.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The existing shopfront has been unlawfully altered and painted in red. This planning application proposes changes to reinstate the original shopfront layout and its detailed design.

In order to keep in with the historic shopfront detailing the proposed works would reinstate the recessed entrance, and the doorway with fanlight above. This would include alterations to the entrance slope to provide step-free access from the shop to the street level. The proposal would include reinstatement of shopfront joinery including stall risers, narrow mullions and masonry pillars. The proposed shopfront design would reproduce its historic proportions and detailing whilst preserving the character and architectural and historic merits of the host building, the streetscene's and wider Bloomsbury conservation area.

Furthermore, below the fascia the shop front has an external roller shutter box installed unlawfully. In order to ensure the security of the shopfront, the proposal includes an internal open brick bond roller shutter to extend in front of the entrance and windows. The proposed internal shutter would promote security of the shopfront but allow visibility within the unit which would contribute to the natural surveillance of the street, whilst preserving its appearance and relation to the road users.

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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has

been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alterations, due to their nature and scale, are not considered to harm the amenity of the neighbouring occupiers at the upper floors, nor those adjacent to the application building.

No objections were received prior making this decision. 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 D1, D2, D3, D4 and A1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

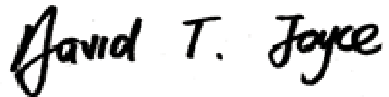
- 2 You are advised that the works should be implemented within 3 months of the date of this permission (15th April 2019). Once the works have been implemented you should provide evidence to the Local Planning Authority of the proposed works being implemented; otherwise the Council will take appropriate enforcement action against the breach of planning control.
- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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