

Application ref: 2018/5634/P
Contact: Leela Muthoora
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Date: 18 March 2019

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

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KCG Partnership
9 Oaklands Avenue
Hatfield
AL9 7UH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**107 Southampton Row
London
WC1B 4HH**

Proposal: Replacement timber window frames and replacement retractable awning to existing restaurant (Class A3).

Drawing Nos: Design & Access Statements [v2], (18K120-)P00, P101, P201 RevB

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 & Access Statements [v2], (18K120-)P00, P101, P201 RevB.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement shopfront is considered appropriate in terms of design, proportions and materials as it would respect the architectural features of the host building. The entrance meets the Camden Planning Guidance for minimum clear door width and has level access. The replacement awning exceeds the Guidance for the minimum height and distance to the kerb edge. Following officer advice, the shopfront material has been amended to timber and as such, respects the characteristics of the adjacent properties. Overall, the materials and proportions of the shopfront and associated signage are considered appropriate as they are typical in this commercial locality and are not considered harmful to the character or appearance of the street scene or the surrounding Bloomsbury Conservation Area.

Whilst the development would have some impact in terms of light spill from the glazed shop front, given the minor nature of the proposed works they are not considered to harm the amenity of any adjoining occupiers in terms of outlook, loss of privacy or light spill.

Following consultation, one objection has been received and duly taken into account prior to making this decision, and has been addressed in the associated consultation summary. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), C5 (Safety and Security), C6 (Access for All), D1 (Design), D2 (Heritage) and D3 (Shopfront) 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 2019.

- 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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer