

Application ref: 2019/1028/P  
Contact: Samir Benmbarek  
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Date: 4 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
Oval  
SW8 1NZ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**8 - 10 Neal's Yard**  
**London**  
**WC2H 9DP**

Proposal:

Alterations to windows openings to include window replacements to ground floor unit (Use A1)

Drawing Nos: 23033: E01; E02; P01; P02.

Supporting Site Plan and Photo Schedule.

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:

23033: E01; E02; P01; P02.  
Supporting Site Plan and Photo Schedule.

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 window openings are considered appropriate for the age and style of the building. Upon the north elevation, the brickwork beneath the high level window opening (at ground floor level) would be removed along with the existing cill resulting in a full height window opening with replacement timber framed double glazed windows.

On the west elevation, the existing low-level cills to the windows would also be removed with the brickwork underneath removed to create further openings. The exposed reveals would be rendered and painted to match the existing throughout. These works are intended to deter visitors and customers sitting on the existing low-level cills which detracts from the operation of the ground floor unit and obstructs the small passageway.

Overall, it is considered that the proposal would not harm the character and appearance of the host building or the wider Seven Dials Conservation Area.

Due to the minimal physical scale, it is considered that the proposal would not impact upon the amenity of adjoining residential occupiers.

1x comment has been received on the proposal which was duly noted. The application 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 and enhancing the character and 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.

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 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 2019.

- 2 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.
  
- 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).

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



Daniel Pope  
Chief Planning Officer