

Application ref: 2018/5452/P  
Contact: Nora-Andreea Constantinescu  
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Date: 11 April 2019

**Development Management**  
Regeneration and Planning  
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Tedstone  
Delamere  
Bromyard  
HR7 4PT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**28 Tottenham Street**  
**London**  
**W1T 4RH**

Proposal:

Details of materials of new vent opening on side elevation as required by condition 3 (a) of parent planning application 2017/4693/P dated 02/02/2018 for External alterations to building including refurbishment of the shopfront with minor alterations, installation of metal railings to front lightwell and steps, boundary wall and hardstanding to the rear and extract fan vents in side wall.

Drawing Nos: Special Terracotta Profiles details.

Informative(s):

1 Reasons for granting permission:

Condition 3 requires detailed of the materials of the new vent opening covers to the side elevation wall.

The proposed vent details indicate that this would be an air brick made of terracotta, with a slate grey colour. The vent would have a modest size and would be located at the first floor of the building towards the rear. Due to its small scale and proposed materials it is considered to preserve the appearance and character of the listed building, as special regard has been

given to the architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, it is considered that the information provided is sufficient to demonstrate that the proposed vent opening cover would preserve the historic fabric and significance of the Grade II listed building, which is in general accordance with requirements of policies D1 and D2 of Camden Local Plan 2017.

- 2 You are advised that there are no other outstanding conditions in relation to the planning permission reference number 2017/4693/P dated 02/02/2018.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer