

Application ref: 2018/5453/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 18 April 2019

Development Management
Regeneration and Planning
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Architectonicus Ltd
The Line House
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Delamere
Bromyard
HR7 4PT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
28 Tottenham Street
London
W1T 4RH

Proposal:

Details and samples of materials and finishes for external lightwell railings, front access steps, internal doors, plasterwork, joinery, cornice, partitions, vent, secondary glazing, roof slate, gas lamps and sensitive investigation of existing shopfront fabric and details of joinery and finishes, as required by conditions 3 (a)-(f) and 6(a)(b) of listed building consent 2017/5638/L dated 02/02/2018 for External alterations including repair and refurbishment of the shopfront.

Drawing Nos: PLD18 100121 proposed materials and details

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The applicant wishes to discharge the following conditions: "Details and samples of materials and finishes for external lightwell railings, front access steps, internal doors, plasterwork, joinery, cornice, partitions, vent, secondary

glazing, roof slate, gas lamps and sensitive investigation of existing shopfront fabric and details of joinery and finishes, as required by conditions 3 (a)-(f) and 6(a)(b) of listed building consent 2017/5638/L dated 02/02/2018 for External alterations including repair and refurbishment of the shopfront."

He has provided drawings showing appropriate railings and the reuse of the existing York stone steps and slabs. He has illustrated appropriate internal decorative details and a method statement whereby the stairs can be repaired retaining historic fabric. Appropriate servicing has been illustrated. Modern panelling was removed from the shopfront to reveal the internal components of the stallriser. These will be retained.

Consequently the conditions are discharged.

The proposed works will not harm the special interest of the grade-II-listed building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer