

Application ref: 2019/1712/P
Contact: Samir Benbarek
Tel: 020 7974 2534
Date: 21 May 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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
41-45 Neal Street
London
WC2H 9QF

Proposal: Installation of new shopfront (including minor increase of ground floor retail floorspace) and installation of replacement crittall-style windows on upper floors to front elevation of mixed-use retail/office building (use A1/B1a)

Drawing Nos: 23161: PL-201; PL-210; PL-211 PL-220; PL-221.

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:

23161: PL-201; PL-210; PL-211 PL-220; PL-221.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed shopfront at ground floor level is considered acceptable for the age and style of the building. The shopfront would feature stall risers with glazing and double leaf glass doors at the centre of the shopfront and a single leaf crittal-style door at one end of the shopfront. A new cornice would also be formed at other end. Overall, the proposed new shopfront is considered to improve the appearance of the building at street level and would not harm the character and appearance of the building.

At first, second and third floor levels, the existing windows would be replaced by crittal-style double glazed windows. The existing windows are of poor condition and appearance and it is considered that the replacement windows would provide further improvement to the appearance of the building in conjunction with the proposed shopfront.

Overall, the proposed development would preserve and enhance the character and appearance of the application building and this part of the Seven Dials Conservation Area.

Internally, the alterations include a minor increase in retail floorspace in which the entrance corridor to the office space above is converted to retail space. This change is considered to be de minimis and would not impact the usable office floorspace or the viability of the office space at first floor level.

Due to the location and nature of the development, the proposals would not impact upon the amenities of any adjoining residential occupiers by way of loss of daylight, outlook or privacy.

One comment was received from the Covent Garden Community Association which was duly considered and addressed in the attached consultation summary prior to making this decision. The application site's 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 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, D2 and D3 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