

Application ref: 2019/1549/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 23 May 2019

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Interior Knightsbridge Ltd
Flat 10
Hilden House
44 Parry Street
London
SW3 1RU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 Warren Street
London
W1T 5LX

Proposal: Alterations to shopfront, including installation of bi-fold windows and new door
Drawing Nos: F/190200_01, F/19/200_02_REV_A, Site Location Plan

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 [F/190200_01, F/19/200_02_REV_A, Site Location

Plan]

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

Informatives:

- 1 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).
- 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 Reasons for granting permission.

The site is a four storey building located in the Fitzrovia Conservation area. The building is not listed however it is adjacent to a grade II listed building at no. 45 Warren Street. The existing aluminium framed shopfront holds little historic or architectural value worthy of preservation. The installation of aluminium framed windows and a new door is therefore acceptable in principle.

CPG Design states that folding shopfronts are not generally acceptable, particularly those on historic buildings and those in Conservation Areas. This is because when open, they erode the appearance of the shopfront, creating a visual void, and when closed they appear as a row of doors rather than a shopfront.

The aluminium framed windows and door would retain a stallriser and provide the appearance of a traditional shopfront. The bi-fold windows would therefore not provide the appearance a row of doors or create a void in the shopfront. The alterations would visually relate with the upper elevations of the building (CPG Design). Overall the shopfront alteration would add visual interest, quality and vitality to the street scene and are considered acceptable in design and heritage terms.

There is an existing step to the premises which would be replaced with a ramp. This would enable inclusive access for all as required by policy C6.

Foldable shopfront can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. The proposed bi-fold windows are unlikely to significantly increase noise and disturbance to

neighbouring residential occupiers given the presence of tables and chairs outside the premises and noise associated with the adjacent footway.

The new shopfront would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. The planning history of the site and surrounding area have been taken into account.

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, C6 D1, D2 and D3 and the Fitzroy Square character area principles of the Fitzrovia Area Action Plan. The proposed development also accords with the London Plan 2016 and National Planning Policy Framework 2019.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer