

Application ref: 2019/2369/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 14 June 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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Hunter Patel Creative Group
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12 Market Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**46 Tottenham Court Road
London
W1T 2ED**

Proposal:

External Alterations including the removal of 1no lantern, display of history board & installation of new brass shelves and cafe barriers.

Drawing Nos: 144245_GK Rising Sun_(ms) D

2109-21 External Elevations

2109-20 Proposed LBC plan

2109-06A Bar Details

2109-Location Plan

2109-Design Access and Heritage Statement

2109-21- External Elevations

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

144245_GK Rising Sun_(ms) D
2109-21 External Elevations
2109-20 Proposed LBC plan
2109-06A Bar Details
2109-Location Plan
2109-Design Access and Heritage Statement
2109-21- External Elevations

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 Notwithstanding the approved drawings, the relevant tables and chairs application or variation is required to provide café barriers on the footway adjacent to Windmill Street. Further details are available at <https://www.camden.gov.uk/table-and-chairs-licence?inheritRedirect=true>
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 4 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)
- 5 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.
- 6 Reason for granting planning permission: The property is an elaborate Art Nouveau Gothic stucco public house, dating from 1896 and situated in the Charlotte Street Conservation Area. This Conservation Area was developed speculatively as a primarily residential area in the mid-18th Century. During the later 18th and 19th centuries the area declined in popularity as a residential suburb for the wealthy, with shops and public houses developed or inserted into older buildings and a mix of residential uses, cafes and small businesses established at ground level. Much of the historic character of the host building at ground and first floors has been lost in successive refurbishments. The application seeks to make a number of minor changes to the building, including the removal of modern partitions internally and the replacement of signage and lighting externally. The proposed works are sensitive to the listed building and wider conservation area, and would not result in any adverse impact on its historic or architectural features. The proposed works will not harm the special interest of the Grade II listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Comments were received from the Public Realm team who stated that a variation tables and chairs application is required to provide café barriers on the footway adjacent to Windmill Street. An informative has been added to the approval stating that the granting of planning consent does not supersede the need to obtain this license.

The site's planning history has been taken into account in making this decision.

The proposed works will not harm neighbouring amenity.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer