Camden

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

Phone: 020 7974 4444

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Design LSM
93
Islingword Road
BRIGHTON
BN2 9SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Monmouth Street
London
WC2H 9DA

Proposal:
Installation of a new entrance door.
Drawing Nos: Design and Access Statement, 10-01, 01-02, 10-02 Rev A, 10-03 Rev A and 13-07 Rev A

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:

Drawing Nos: Design and Access Statement, 10-01, 01-02, 10-02 Rev A, 10-03 Rev A and 13-07 Rev A (Last received 25/09/2019)

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

Informative(s):

1   Reasons for granting permission:

The application site is located in the Seven Dials (Covent Garden) Conservation area but does not contain any listed buildings. The applicant originally sought permission for the installation of bi-fold doors to the shop entrance. However, upon receiving feedback from the Officer, the applicant has now amended the proposal to have a new steel half inward-opening hinged door instead. Only a single leaf of the door will open, the other leaf will be fixed shut.

The proposed door will be glazed and constructed by blackened steel with timber door handle. The changes to the shopfront are considered minor in scale, and would retain the overall character and traditional elements of the existing shopfront.

The applicant also sought permission to recover the existing awnings which were approved in 2012 under permission ref: 2012/4224/P. Since the applicant did not propose any structural changes to the awnings, the awnings did not form a part of the assessment of this application.

Due to the nature of the proposal, there would be no significant amenity impact on neighbouring occupants.

Objections including from the local Covent Garden Community Association (CGCA) were received in regards to the bi-fold doors at the entrance. Nonetheless, the CGCA has retracted their objection as the bi-fold doors are now replaced by inward-opening hinged door. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 (ERR) 2013.

A such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development

also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2019.

2   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).

3   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.

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+Re quirements+%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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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