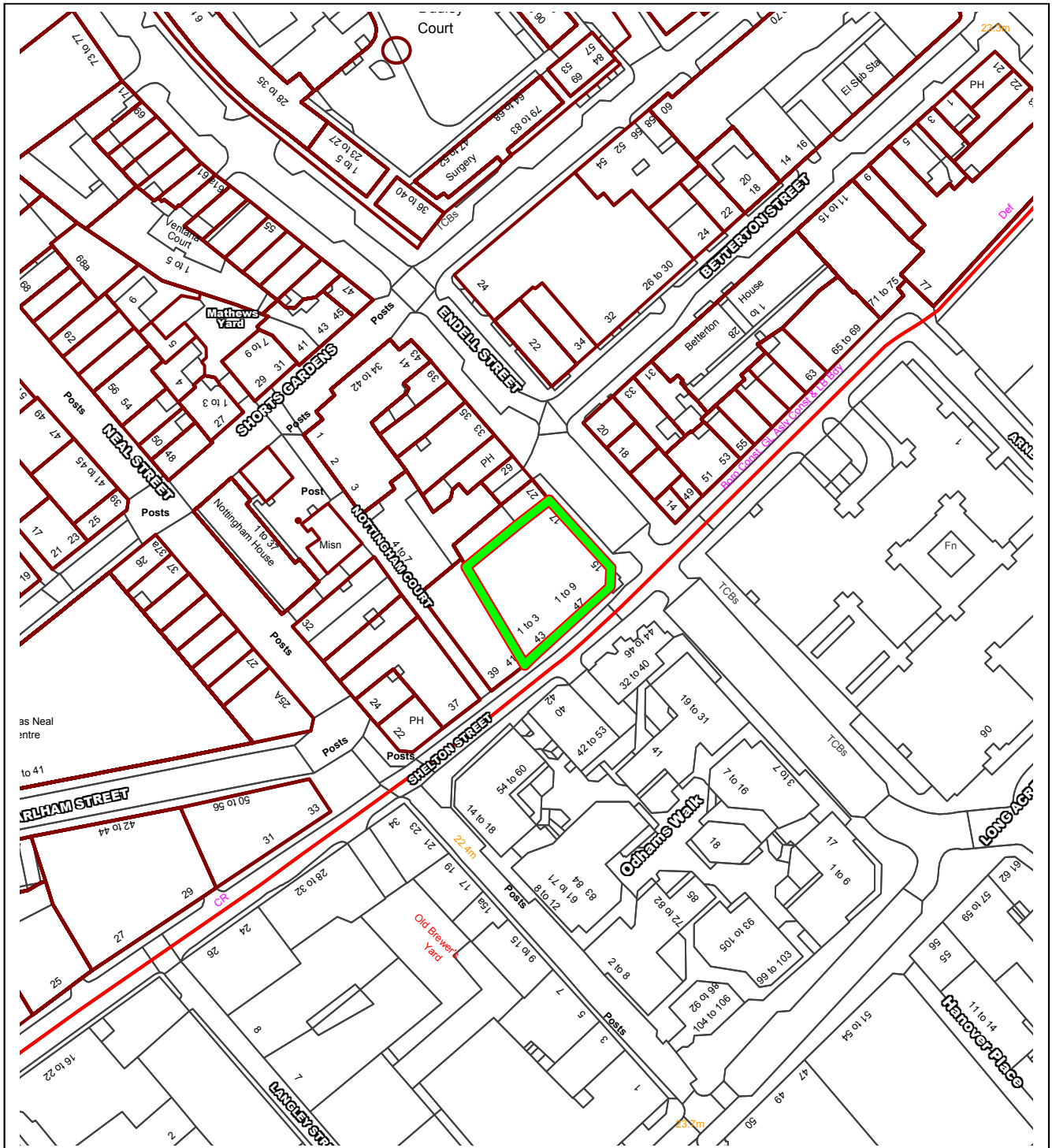


2019/3728/P & 2019/3741/A
43-47 Shelton Street & 15 Endell Street, WC2H 9HJ



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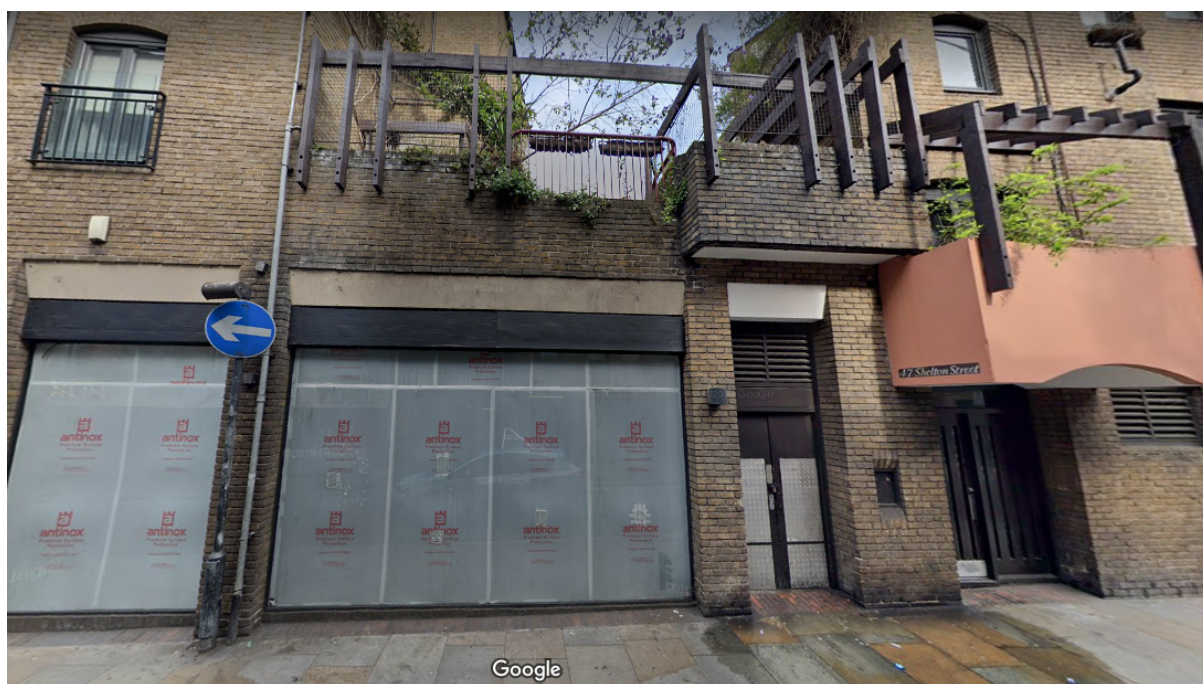
43-47 Shelton Street & 15 Endell Street - Photographs



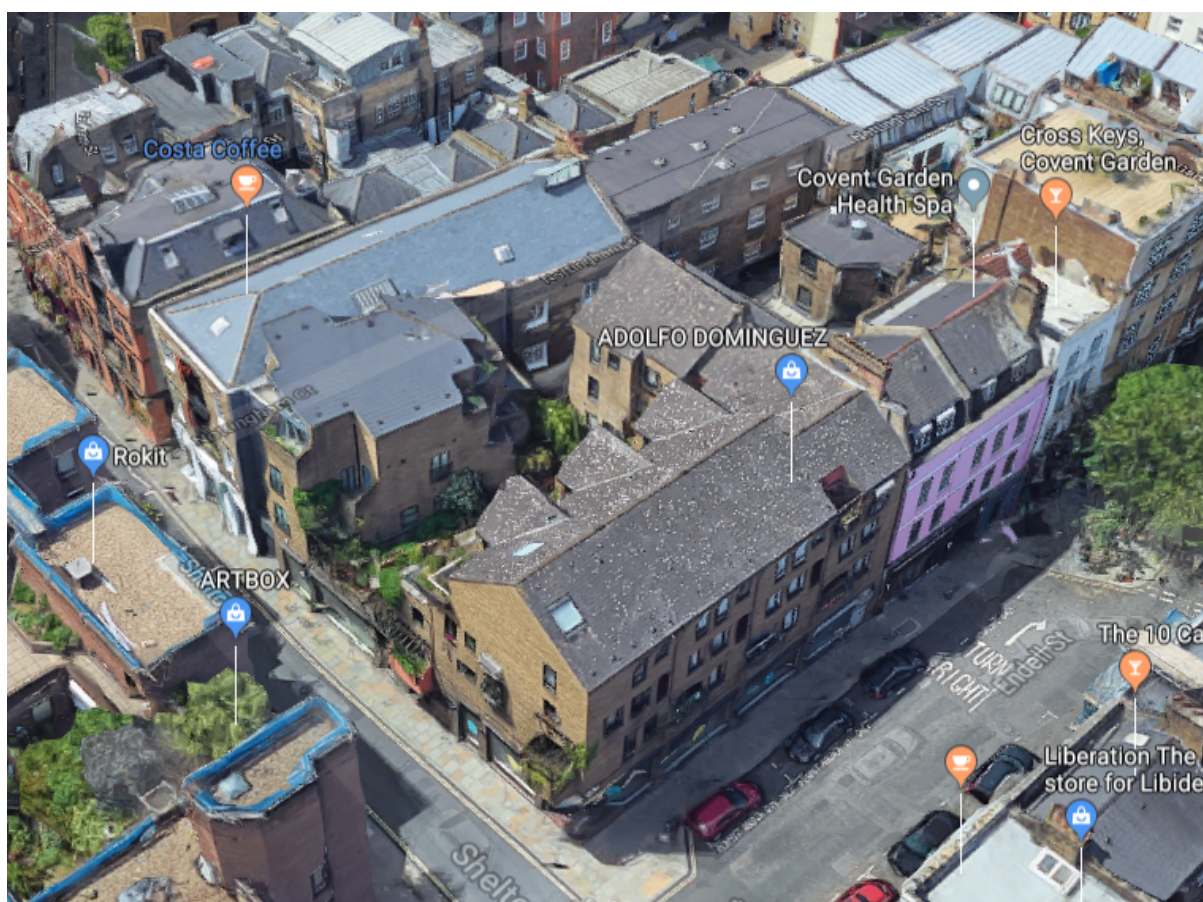
1. Corner view showing both Shelton St and Endell St elevations



2. Endell Street Elevation also showing no. 17 to the right (not part of this application)



3. Shelton Street Elevation (part)



4. Aerial view

Delegated Report		Analysis sheet		Expiry Date:	16/09/2019
		N/A		Consultation Expiry Date:	25/08/2019
Officer			Application Numbers		
Thomas Sild			i) 2019/3728/P ii) 2019/3741/A		
Application Address			Drawing Numbers		
43-47 Shelton Street/15 Endell Street London WC2H 9HJ			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
(i) Full planning permission: Installation of new shopfront; installation of mechanical plant and associated louvres to ground floor unit (Use A1)					
(ii) Advertisement consent: Display of 2 x externally illuminated projecting signs and 2 x externally illuminated fascia signs to ground floor unit (Use A1)					
Recommendation:		i) Grant planning permission ii) Grant advertisement consent			
Application Type:		i) Full planning permission ii) Advertisement consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	14	No. of objections No. of comments	14 00
Summary of consultation responses:	Full planning permission: Multiple site notices were displayed in close proximity to the site on 26/07/2019 (expiring on 19/08/2019) and a press notice was displayed on 01/08/2019 (expiring on 25/08/2019).					
	Advertisement consent: Consultation is not statutorily required for advertisement consent applications.					
Summary of consultation responses:	To date, 14x responses have been received from the following addresses:					
	<ul style="list-style-type: none">• Flat 1, 47 Shelton Street;• Flat 3, 47 Shelton Street;• Flat 6, 47 Shelton Street;• Flat 4, 47 Shelton Street;• Flat 7, 47 Shelton Street;• Flat 9, 47 Shelton Street;• Flat 71, 30-40 Grafton Way;• 14 Endell Street;• Earl’s Sandwich Bar, 14 Endell Street;• Miranas Food & Wine, 28-30 Endell Street• Endell Street- exact address unknown• Address not provided• 27/29 Endell Street• 47 Shelton Street (group)					
Summary of consultation responses:	Their comments are as summarised below:					
	<ol style="list-style-type: none">1. Site notices were not displayed correctly2. Brightness of Tesco signage and would detract from the conservation area and the proposed signage is not appropriate;3. Inappropriate to move the entrance doors to underneath resident’s balconies;4. Potential noise from the mechanical plant would be heard by neighbours;5. Objection to Tesco being the occupier of the ground floor retail unit;6. Occupation by Tesco would affect local trade which includes a diverse range of small independent retailers;7. No previous consultation for the conversion for Tesco;8. Concerns of proposed operating hours of Tesco;9. Potential noise and other pollution disturbance from vehicle deliveries to the store;10. Potential disturbance from waste/recycling from the store11. Traffic, noise and loading impacts from deliveries;12. Increase of anti-social behaviour in the area and concerns of safety and security in the local area;					

13. Impacts on local parking in particular existing disabled parking bays.
14. Louvres will attract homeless

Officer response

1. *Photographs show the site notices displayed correctly*
2. *Illumination has been revised from internal to external, in line with conservation area guidelines and in keeping with surrounding shopfronts*
3. *Given the situation with existing retail entrances below balconies this is not considered to be a significant change. Assessed further in section 4.4*
4. *An acoustic report has been reviewed by the Council's Environmental Health Officer and found to comply with standards subject to planning conditions (see amenity section)*
5. *The planning application does not seek change of use for the unit and the Council is unable to restrict specific tenants within this use class*
6. *As above*
7. *As no change of use is proposed, the Council is unable to assess or impose restrictions on servicing to this unit as part of this planning application*
8. *As above*
9. *As above*
10. *As above*
11. *As above*
12. *As above*
13. *Planning permission would not grant consent for use of disabled parking bays for store servicing. Parking would continue to be regulated through Council traffic enforcement.*
14. *The louvered area would not provide a covered recess and the pavement is narrow along this section. The Council continues to assist the homeless through its Routes off the Streets programme*

CAAC/ National Amenity
Society comments:

Bloomsbury Conservation Area Advisory Committee

Objection based on the following;

- *installation of louvres on the ground floor would harm the character and appearance of the conservation area*
- *shop will be using either very large delivery lorries or more frequent smaller lorries which will clog up the areas narrow streets, causing extra pollution as well as dirt to be stirred up and cling to the walls of surrounding buildings*
- *must not be permitted to hang any illuminated signs*
- *signage is too large and brash for a Conservation Area*

Officer response

- *Louvres are not uncharacteristic of the area, and are noted on a number of adjacent frontages on Shelton Street. The host building is a mid-20th century addition. Officers do not consider louvres to harm the character of the host building.*
- *The Council has sought further information to allay concerns, however servicing of the unit cannot be considered by this application which relates only to changes to the shopfront and adverts and the installation of AC units*
- *Proposals have been revised from internally to externally illuminated by means of a trough light. External illumination is highly characteristic of the surrounding shopfronts and is considered appropriate at this site,*
- *The fascias and lettering have been significantly reduced since the initial submission*

Covent Garden Community Association

The Covent Garden Community Association (CGCA) were formally consulted. They have responded objecting. Their comments are summarised below:

1. Use of the premises a convenience store would result in noise and disruption
2. Mechanical plant would result in unacceptable noise for neighbours
3. Impact of noise transmission through building through servicing movements
4. Design of shopfront and inclusion of louvre would harm the appearance of the area
5. Impact on residents of illuminated signage
6. Advert lettering is too big
7. Tesco is not an independent or high quality retailer
8. Flats above should have double glazing installed
9. Hours of use should be limited by condition
10. Hours of servicing should be restricted
11. Condition needed that prevents obstruction windows or use of window vinyls

Officer response

1. *Convenience stores and supermarkets fall within use class A1. The unit currently holds a lawful A1 and no change of use can be considered as part of this application*
2. *The applicant has provided acoustic assessment which has been*

	<p><i>reviewed by the Council's Environmental Health officer and found to be satisfactory subject to conditions (see section on amenity)</i></p> <ol style="list-style-type: none"> <i>3. As no change of use is being considered, the internal use and servicing of the unit cannot be assessed under this application</i> <i>4. The building currently contains an external louvre, and louvres are noted on adjacent buildings (see section on design)</i> <i>5. The previous shopfront included illuminated signage and this proposal has been revised to include external illumination from trough lighting directed downwards. This is standard on adjacent shopfronts</i> <i>6. The fascia signage has been reduced in size as with the lettering</i> <i>7. The Council is unable to comment on specific retailers within a lawful use class</i> <i>8. It is understood that the flats in the block currently enjoy double glazed window units</i> <i>9. As no change of use is being considered the Council is unable to impose restrictions on hours of use</i> <i>10. As above</i> <i>11. Internal changes cannot be controlled in this context due to the limitations of planning law</i>
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Site Description

The application relates to a ground floor corner retail unit located at the junction of Endell Street and Shelton Street. The host building is a purpose built 1980s development, located within the Seven Dials Conservation Area, however it is not described as a building that makes a positive contribution to the conservation area. The borough boundary runs along the middle of Shelton Street with Westminster being located to the south.

The building is in retail use (A1) at ground floor level and on the upper levels is in residential (C3) use. The surrounding area is of a mixed commercial and residential use and character with A1, A3, A4, B1a, C1 and C3 uses present within the vicinity to the site.

Relevant History

2nd March 2018 - 2017/6734/P – Granted permission for installation of replacement shopfronts (Use Class A1)

24th December 2018 - 2019/4535/A – Granted advertisement consent for installation of 2 externally illuminated projecting signs and 2 externally illuminated fascia signs

Relevant policies

National Planning Policy Framework, 2019

The London Plan 2016

Draft London Plan with consolidated changes (2018)

Camden Local Plan 2017

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

D3 (Shopfronts)

D4 (Advertisements)

Camden Supplementary Planning Guidance

Adverts (March 2018)

Amenity (March 2018)

Design (March 2019)

Seven Dials (Covent Garden) Conservation Area Statement 1998.

1. Proposal

1.1 Planning permission is sought for the following:

- Installation of new shopfront to the Endell Street and Shelton Street elevations to include relocation of main entrance;
- Installation of relocated mechanical plant from roof level to ground floor level and associated louvres to the existing shopfront space to the west of the residential entrance of No. 47 Shelton Street.

1.2 The proposed shopfront would feature powder coated grey aluminium framing with full height glazing with the new entrance doors to be relocated 9.5m north on the Endell Street frontage. The proposed louvres along part of the Shelton Street elevation would also be constructed of aluminium in the same grey colour as the shopfront framing. The relocated plant would be located behind the louvres.

1.3 Advertisement consent is sought for the display of the following advertisements along the elevations of Endell Street and Shelton Street:

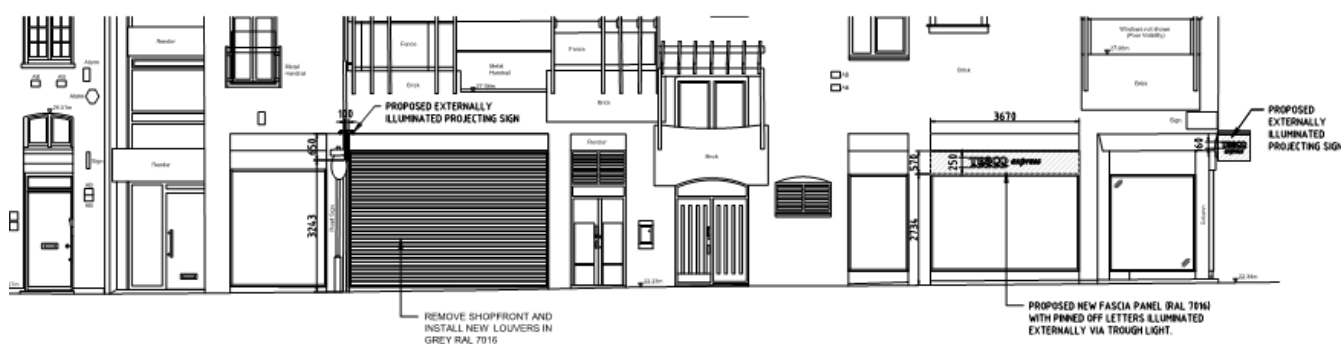
Endell Street elevation:

- 1x externally-illuminated fascia sign (dark grey). Dimensions: 0.63m height x 5.0m width x 0.2m depth. Materials: Perspex and vinyl;
- 1x externally illuminated hanging/projecting sign. Dimensions: 0.65m height x 0.8m width x 0.1m depth;

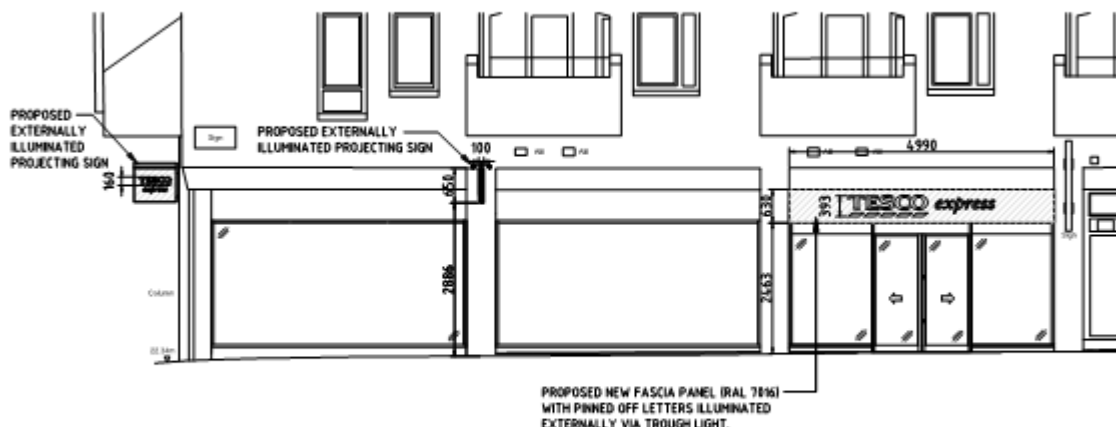
Shelton Street elevation:

- 1x externally illuminated fascia sign (dark grey). Dimensions: 0.57m height x 3.67m width x 0.1m depth. Materials: Perspex and vinyl;
- 1x externally illuminated hanging/projecting sign. Dimensions: 0.65m height x 0.8m width x 0.1m depth;

1.4 It should be noted that advertisement consent for the above, without shopfront changes or air conditioning, was granted in December 2018 through application ref 2019/4535/A



SHELTON STREET ELEVATION (1:100)



ENDELL STREET ELEVATION (1:100)

Revisions

- 1.5 During the course of the application, revisions to the proposed signage were made. Following officer advice, the fascia signs and lettering thereon were reduced in size and the proposed illumination type was changed from internal to external in keeping with the surrounding character.

2. Assessment

Planning Application

2.1 The main material planning issues for consideration are:

- Design, Conservation and Heritage
- Neighbour Amenity
- Access

The following issues have also been raised by objectors:

- Change in retail occupier to a Tesco foodstore
- Transport impact

These are not directly related to the proposals which merely comprise external alterations and do not a) include any material change of use or b) comprise any floorspace uplift. However these issues will be addressed as far as is possible at this stage in the below assessment for information.

Statutory Provisions

2.2 As the application site is located within the Seven Dials Conservation Area, the statutory

provisions relevant to the determination of the applications are section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2.3 Section 72 of the Act requires that in considering whether to grant planning permission for development in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

Other issues not material to these applications

- 2.4 There have been a number of objections received to this application which object to the proposed retail occupants of the store as well as other related concerns including deliveries and impacts on local traffic and parking, anti-social behaviour, impact on local trade within the vicinity and the proposed operating hours of the new store.
- 2.5 It should be noted that as planning permission is being sought for the installation of a new shopfront, relocated mechanical plant with associated louvres and advertisement consent, the objections as detailed within the previous paragraph are not relevant to the proposed works. The considerations, and assessment within this report are in relation to the design and amenity impacts of the change in shopfront and mechanical plant as well as the amenity and public safety impacts of the proposed advertisements.
- 2.6 There are no planning records to show that the ground floor unit has been converted from a previous use, it is assumed that the unit has been in retail (A1) use since construction c1980s with no planning controls put in place (such as operating times). As this application is not seeking a change of use, planning controls by way of conditions and/or S106 legal agreements cannot be applied in this instance to ensure the amenity of adjoining occupiers. Furthermore, the planning system does not control which persons and/or businesses can occupy and operate from the unit as long as the operation falls within the use class A1 (retail).
- 2.7 It should be noted that Tesco is lawfully able to occupy the unit at present, as could any other retailer within use Class A1. Issues as mentioned within paragraph 2.4 could occur should any future retailer move into the unit. As comments 1-4 as listed in the public objections (p.2 of this report) relate to the proposed scheme or the procedure of the Council, these have been addressed within the considerations of the scheme within this report.

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 3.2 Further to the above, the Council requires a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. Policy D4 of the Local Plan states that the Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.
- 3.3 In regards to shopfronts, the Seven Dials Conservation Area Statement states "*Proposals for*

new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, although respect for the proportions, rhythm and form of the original frontages". Furthermore, in regards to the display of advertisements, the Conservation Area Statement states "shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level".

- 3.4 This particular section of Shelton Street where it meets with Endell Street is characterised predominantly by late 20th century developments including the host building and buildings to two of the other four corners. Late 20th century buildings front the narrow Shelton Street and the wider Endell Street with non-traditional shopfronts present on both buildings along Shelton Street. The character of these shopfronts include full height glazing and metal framing. It is noted that further along Shelton Street and Endell Street, the shopfronts become more traditional in response to the older buildings they form part of. As such, it is considered that the section of the streetscene where these more modern buildings are located provides its own smaller but unique sub-character.

Shopfront, new entrance and louvres

- 3.5 The proposed shopfront alterations to both elevations are considered acceptable in their design and materials in relation to the host building and the specific context of the site within the surrounding Seven Dials Conservation Area. The new shopfront would appear flush within the elevations and overall the shopfront would not project beyond the existing building lines. As such its relationship to the building is being maintained and respected. The existing shopfront is almost entirely glazed, and the extent of glazing would not be increasing. A small stall riser would be retained as per the existing situation.
- 3.6 The proposed shopfront would maintain the external appearance of the ground floor unit, which is not of high visual quality and fails to make a positive contribution to the surrounding streetscene. It is noted that this shopfront proposal is not substantially different in its glazing extent to the recent replacement shopfront design as approved for this site under planning permission ref: 2017/6734/P dated 02/03/2018. This permission has not been implemented.
- 3.7 The proposed relocation and design of the entrance doors along Endell Street are considered appropriate in their appearance and siting. Although the corner section of the shopfront was most likely designed as the focal entrance to the unit, there are significant constraints in regards to access including steps and a structural column located in front of the existing entrance doors. See section of access for further comment.
- 3.8 Louvres are not uncharacteristic of the surroundings and 47 Shelton Street already includes louvre elements close to the main residential entrance. A further louvered frontage is noted opposite adjacent to nos. 44-46 Shelton Street. The principle of louvres in this location is therefore considered acceptable and it would not significantly impact overall on the provisions of shopfronts to the building or overall Shelton Street. The detailed design of the louvres are also considered appropriate as part of a unified design of the new shopfront, appropriate to the building's late 20th century architectural style.
- 3.9 The relocated mechanical plant would remove clutter from the roof top and is considered acceptable in its quantity and design. This would be concealed from public and private views by the proposed louvres.

4. Neighbour Amenity

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour. Furthermore, A4 seeks to protect development from noise sensitivity or neighbouring occupiers from potential noise generation from development.

Relocated plant

- 4.2 A Plant Noise Impact Assessment Report and a Sound Insulation Report have been submitted and reviewed by the Council's Environmental Health Officer. Relocation of the plant as proposed is considered acceptable subject to compliance with two planning conditions that would be attached to the permission in relation to noise and vibration output.
- 4.3 Outside of the planning regime residents are protected over excessive operational nuisance under Environmental legislation and if the application is granted and issues over operational noise are received, action can be taken by the authority to mitigate any issues.

Shopfront changes and new entrance

- 4.4 As the proposed elevation treatments do not alter the scale of the building or impede upon the residential units on the upper floors, the proposal would not impact upon the amenity of adjoining residential occupiers in regards to daylight, sunlight, privacy, outlook and sense of enclosure.
- 4.5 There have been comments raised that the relocated entrance doors would result in noise and associated disturbance to the flat directly above. The context of this site is that of a mixed use building with established, long standing commercial use along the ground floor frontages since its construction. The proposals would relocate the entrance 9.5m up Endell Street from the existing corner siting to provide a new step free entrance, level with the pavement.
- 4.6 The existing entrance doors sit below a first floor residential use with balcony. There is a further A1 retail use entrance to the adjoining unit at no. 17 Endell Street, which also sits directly below a first floor balcony and within 3m of an additional balcony. Endell Street is a relatively active shopping street with pedestrians present through-out the day and night so a certain amount of background noise will be the norm in this location. The noise associated with the comings and goings and mechanical motion of sliding access doors would not therefore be likely to be noticeable given the existing relationship of residential units above retail and other town-centre type uses which currently exists.
- 4.7 It is considered that given the current, established situation with existing A1 use entrances in close proximity to residential above, the proposed position of the entrance would be appropriate and not result in a significant change to neighbour amenity. It is also observed that across the surrounding area, due to its high density mixed use nature, there is an abundance of retail entrances located directly underneath residential uses.

5. Access

- 5.1 Local Plan Policy C6 requires the Council to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. Camden expects all buildings and places to meet the highest practicable standards of accessible and inclusive design so

they can be used safely, easily and with dignity by all.

- 5.2 The existing corner entrance provides barriers to fair access due to steps and a structural column which interferes with manoeuvring space. The proposed entrance on Endell Street would be step free with level access for wheelchair users and other mobility impaired visitors. This is considered to be a significant benefit of the shopfront changes.

6. Transport Impact

- 6.1 Transport concerns have been raised by neighbouring residents in relation to the prospective future tenant, Tesco, and its servicing requirements.
- 6.2 The site sits within a Camden parking control zone, regulated between the hours of 0830-1830 Monday-Saturday. The adjacent streets within City of Westminster are also regulated and restricted to residents. There is a loading bay adjacent to the site on Endell Street at a distance of 7m from the proposed entrance which can be utilised by the unit's occupant for a period of 40 minutes per visit.
- 6.3 To address residents' concerns, the Council has sought further information from the applicant in respect to delivery and servicing. The applicant has not provided detailed information but has confirmed that the store will be serviced in compliance with the Traffic Regulation Order which controls the two on-street loading bays on Endell Street. As the application proposes no change of use from the existing lawful A1 use, planning controls to mitigate transport and amenity issues cannot be considered as part of this application.
- 6.4 Residents have raised concerns about congestion arising during servicing times when the loading bays are already in use and/or through the manoeuvring of oversized articulated delivery vehicles through the fine-grained street pattern. These issues would be met with enforcement action by the Council's Parking Operations Team should this become necessary.
- 6.5 The proposed signage is not considered to impact on vehicular and pedestrian safety.

7. Advertisements

- 7.1 The application proposes two fascia signs with lettering and two projecting signs, one to each street elevation. This quantity of signage is considered acceptable given the unit spans across two frontages.
- 7.2 The proposed dark grey fascia signage would complement the other dark coloured elements of the building including window frames and timber features. The fascias would be externally illuminated, as is characteristic of adjacent shop signage. The previous shopfront included projecting signs, and the proposed replacement hanging/projecting signs are considered appropriate in terms of their scale, detailed design and external illumination and respond well to the overall appearance of the building.
- 7.3 Externally illuminated signage is characteristic of the surroundings, and overall the proposed signage is considered to preserve the character and appearance of the application building and the wider Seven Dials Conservation Area.
- 7.4 The existing signage on the building is illuminated and the amenity of adjoining residential occupiers would not be affected by the proposed changes.
- 7.5 Conditions would be attached to the consent to ensure the adverts are maintained in a safe condition and do not endanger persons using the highway or traffic safety.

8. Recommendation

- I. Grant advertisement consent.
- II. Grant listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th January 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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



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

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2019/3741/A**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

6 January 2020

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:

43-47 Shelton Street/15 Endell Street
London
WC2H 9HJ

DECISION

Proposal:

Display of 2 x externally illuminated projecting signs and 2 x externally illuminated fascia signs to ground floor unit (Use A1)

Drawing Nos: 17.058 / 001; 17.058 / 002; 17.058 / 003; 17.058 / 004; 17.058 10; 17.058 / 033 Rev G; RF87962 SK001F; Plant Noise Impact Assessment Report Project Reference: 87962 Rev 01 8 March 2019 (Noise Solutions Ltd); Sound Insulation Test Report Project Reference: 87962 20 December 2018 (Noise Solutions Ltd)

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

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Executive Director Supporting Communities



1 2 3 4 5 6 7 8 9 10 11 12

- 2 No advertisement shall be sited or displayed so as to
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Commented [SK1]: Some ADV informatives to be added

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

Executive Director Supporting Communities

DRAFT

DECISION

Application ref: 2019/3728/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 6 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

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

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

43-47 Shelton Street/15 Endell Street
London
WC2H 9HJ

Proposal:

Installation of new shopfront; installation of mechanical plant and associated louvres to ground floor unit (Use A1)

Drawing Nos: 17.058 / 001; 17.058 / 002; 17.058 / 003; 17.058 / 004; 17.058 10; 17.058 / 033 Rev G; RF87962 SK001F; Plant Noise Impact Assessment Report Project Reference: 87962 Rev 01 8 March 2019 (Noise Solutions Ltd); Sound Insulation Test Report Project Reference: 87962 20 December 2018 (Noise Solutions Ltd)

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 and documents: 17.058 / 001; 17.058 / 002; 17.058 / 003; 17.058 / 004; 17.058 10; 17.058 / 033 Rev G; RF87962 SK001F; Plant Noise Impact Assessment Report Project Reference: 87962 Rev 01 8 March 2019 (Noise Solutions Ltd); Sound Insulation Test Report Project Reference: 87962 20 December 2018 (Noise Solutions Ltd)

Reason:

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

- 4 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1,A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 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 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.
- 3 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)

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

Director of Regeneration and Planning