

Application ref: 2019/5448/P
Contact: Matthew Dempsey
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Date: 28 April 2020

Development Management
Regeneration and Planning
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Studio S1 Metropolitan House
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Gareshead
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England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**46-48
New Oxford Street
London
WC1A 1ES**

Proposal:

Installation of aluminium framed glazed shopfront, with awning and new signage.

Drawing Nos: Site Location Plan 05, 04, 03 G, Design and Access Statement, Planning Statement.

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 policies D1, D2 and D3 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 Site Location Plan 05, 04, 03G, Design and Access Statement, Planning Statement.

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

- 4 Before the installation of the cladding, a sample panel of the cladding demonstrating the proposed colour, texture and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2 and D3 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 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 planning permission:

The proposed replacement shopfront is considered to be an improvement on the existing arrangement in terms of design quality and overall finish. The existing fully glazed shopfront appearance will be softened by the introduction of new fenestration with aluminium framed glazing bars. Greater uniformity across the ground floor elevation is achieved by the installation of cladding to the structural columns and new awnings installed above each of the three windows. No alterations are proposed to the upper floors.

The proposed shopfront alterations are considered to be appropriate at this location in terms of the design, scale, and materials used. The the proposed development is considered to preserve the character and appearance of the building and wider Bloomsbury Conservation Area.

Due to the nature of the proposals, there are no amenity concerns to any adjoining residential occupiers.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received prior to making 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2017, and the National Planning Policy Framework 2019.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer