

Application ref: 2020/0833/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 13 May 2020

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

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Joshua Simons & Associates
Imperial Business Park, Building 4
Maxwell Road
Borehamwood
WD6 1JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**44 New Oxford Street
London
WC1A 1ES**

Proposal:

Alterations to the existing shopfront (Retrospective).

Drawing Nos: 0120 01 04 REV B; TQRQM20049142003850; Planning Statement by Joshua Simons & Associates 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 shall be retained in accordance with the following approved plans: 0120 01 04 REV B; TQRQM20049142003850; Planning Statement by Joshua Simons & Associates Ltd.

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

Informative(s):

- 1 Reasons for granting permission:

The replacement of the shopfront has already been installed along with removal of the roof tiles and roller shutter. The new shopfront now has thinner and relocated timber glazing bars to the main display windows. The faux roof tiles have been removed from fascia that were obscuring the corbel and fascia treatment to both frontages which is welcomed. The design helps the large windows to visually relate the shopfront with the upper elevations of the building. The removal of the existing steel security shutter and shutter box is welcomed, as this would further enhance the shopfront's appearance. As such, the replacement shopfront and fascia design are considered acceptable and do not harm the character and appearance of the host building and conservation area.

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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the 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).

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