

Application ref: 2020/3128/P
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Date: 16 October 2020

Development Management
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London Borough of Camden
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Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Nando's Restaurant (Unit 23)
The Brunswick Shopping Centre
Bloomsbury
London
WC1N 1AE

Proposal: Installation of access hatch to shopfront

Drawing Nos: Site Location Plan & Block Plan 20237, 4589-07. Design Access and Heritage 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 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 Site Location Plan & Block Plan 20237, 4589-07. Design Access and Heritage Statement.

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

- 4 The frosted vinyl panel hereby approved shall be applied internally only. No vinyl shall be applied to the windows externally.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations are considered to be minor with little change to the appearance of the host property. A lockable toughened glass sliding service hatch shall be installed to the existing window to enable safe and secure operations of the restaurant to facilitate take away collections.

The new hatch has been designed to match the existing fenestration in the shopping precinct, with grey powder coated steel frames. Beneath the service hatch, a decorative frosted vinyl shall be installed to shield the new food delivery pod and storage facility within the restaurant. The vinyl shall be installed internally to soften any installation, retain the external glazed surface glazed, and ensure the general uniformity of the glazed shop fronts in the vicinity. This shall be secured by condition. The proposed drawings include a removable screen which would be installed along side the hatch to protect diners from pick up customers. This is a temporary feature which would be removed each evening and as such would not require planning permission.

Due to the location and minor nature of the proposals, they are not considered to have any adverse impacts on the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy. Permission was previously granted allowing an element of takeaway at the site, and the proposals would not intensify this use.

The Council Conservation Officer was consulted on the proposals and raised no objection, providing the vinyl would be installed internally. As noted, this shall be secured by condition. The proposals are considered to preserve the character of the Bloomsbury Conservation Area and would not harm the significance of the listed building (Brunswick centre, grade II) given the existing shopfront is a modern alteration.

No objections have been received prior to the determination of the application.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has also 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.

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 London Plan 2016 and the National Planning Policy Framework 2019.


- 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 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).
- 4 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.
- 5 You are reminded that the protective screen must not be permanently fixed to the shopfront and must be removed when not in use. Should permanent fixing be required, this would require separate planning permission and would be unlikely to be considered acceptable.

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 centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment