

Application ref: 2020/5163/P  
Contact: Tony Young  
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Date: 19 January 2021

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Relic Interiors London  
91 Creighton Road  
London  
N17 8JS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The One Tun PH**  
**58-60 Goodge Street**  
**London**  
**W1T 4ND**

Proposal: Alterations to front facade involving the replacement of awning with plain black canvas awning, installation of 2 x wall mounted lanterns above entrance doors, and black colour scheme to facade.

Drawing Nos: 8740 rev C, 8741, 8742, 8743.

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 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: 8740 rev C, 8741, 8742, 8743.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed retractable awning would replace an existing awning that is similarly sized and positioned. The awning would measure approximately 1.5m long by 5.1m wide with a plain canvas fabric and would be concealed within a standard awning box. It would be fixed appropriately at fascia level and positioned centrally within the vertical columns so as to respect the building lines and not to obscure any architectural features of the building. The awning would be approximately 2.3m in height above ground level level and approximately 1.3m from the edge of the pavement when fully extended over a private forecourt area at the front of the premises. As such, it would not impact on the public highway or be harmful to public safety, and would not have any adverse impact on the neighbouring amenity in accordance with the Camden Planning Guidance.

The 2 wall mounted lanterns would be suitably sized and positioned above the front entrance doors and would be in keeping with a typical public house appearance. The black colour scheme to the front façade would not be out of place in tone and shade with the existing palette of colours on this part of the street and would also provide a suitable visual contrast.

Overall, the proposals are considered to be acceptable in terms of their size, design, location, colour and method of illumination, and would not have any adverse impact on neighbouring amenity, nor detract from the character and appearance of the Charlotte Street Conservation and Fitzrovia East Neighbourhood Areas, and are acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street 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 Fitzrovia Area Action Plan (Part 3: Visions and Objectives) 2014, the Publication London Plan 2020, 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+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



Daniel Pope  
Chief Planning Officer