

Application ref: 2020/3330/P
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Date: 22 February 2021

Development Management
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London Borough of Camden
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Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66-68 Neal Street
London
WC2H 9PA

Proposal: Alterations to shopfronts.

Drawing Nos: Site Location Plan, Existing drawings: Prefix 24821: 01-E 'Ground floorplan' dated March 2020, 02A-E 'Front elevation' revA 29.01.21; Proposed drawings: Prefix 24821-: 01B-P 'Ground floor plan' rev B 06.01.2021, 02A-P-8 'Section A-A' rev A 21.10.20; 03C-P-8 'Front Elevation' rev C 04.02.21, 05-P-8 '68 Neal Street Door Sections' Dated Jan 2021, 04A-P-8 'Hanging sign details' revA 21.10.20

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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, Existing drawings: Prefix 24821: 01-E 'Ground floorplan' dated March 2020, 02A-E 'Front elevation' revA 29.01.21; Proposed drawings: Prefix 24821-: 01B-P 'Ground floor plan' rev B 06.01.2021, 02A-P-8 'Section A-A' rev A 21.10.20; 03C-P-8 'Front Elevation' rev C 04.02.21, 05-P-8 '68 Neal Street Door Sections' Dated Jan 2021, 04A-P-8 'Hanging sign details' revA 21.10.20.

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

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 66 -68 Neal Street are two buildings situated within the Seven Dials conservation area. 68 Neal Street is noted at making a positive contribution to the character of the conservation area and is a four-storey building constructed from yellow stock bricks with 6/6 timber framed sash windows. 66 Neal Street is not recognised as positively contributing to the conservation area, but has architectural merit, it is a four storey building that is likely constructed from brickwork but has been rendered, windows are 6/6 timber sash windows.

Both buildings have replacement shopfronts with timber fascia boards and louvred stall risers. Projecting signs are of low quality and are positioned below the fascia boards and above the entrance to the shops. To either side of the shopfronts are entrances to the residential units above.

The application seeks to rationalise the shopfronts by removing clutter, the replacement of the door to the residential units at no.68 and the introduction of

a pilaster, the replacement of the fascia board, the replacement of the louvres to the stall risers, and the replacement and relocation of the projecting signs.

The removal of the clutter is a welcome alteration. The replacement heritage style door and introduction of the pilaster improves the quality and balance of the shopfront. The new fascia board rationalises the shopfront and improves the relationship with the residential entrance. The alterations to the louvres make little difference to the overall appearance of the shopfront. The projecting signs were revised during the assessment and would be positioned at fascia level, and would be a significant improvement on the existing.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2016, 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', written in a cursive style.

Daniel Pope
Chief Planning Officer