

Application ref: 2020/4409/P  
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Date: 15 June 2021

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

Phone: 020 7974 4444

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

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:  
**57-59 Neal Street**  
**London**  
**WC2H 9PP**

Proposal: Installation of replacement shopfront and 2 x non-illuminated projecting signs; erection of 2 storey rear extension to infill part of basement and ground floor lightwell; installation of new 1st floor rear window.

Drawing Nos: 01-E; 02-E; 01-P Rev. D; 02-P Rev. E; 03-P Rev. B; 04-P Rev. D; 05-P Rev. C; SLP-01; Cover Letter (prepared by Rolfe Judd Planning, dated 25/09/2020).

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: 01-E; 02-E; 01-P Rev. D; 02-P Rev. E; 03-P Rev. B; 04-P Rev. D; 05-P Rev. C; SLP-01; Cover Letter (prepared by Rolfe Judd Planning, dated 25/09/2020).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would subdivide the retail unit at ground and basement levels into two units, and replace the existing modern shopfront with two individual shopfronts. The proposed shopfronts would be timber and traditional in their detailed design, with stallrisers, glazing and fascia signs and projecting signs on wrought iron brackets. Overall, the proposed shopfronts are considered to be an improvement on the existing arrangement. The Council's Conservation Officer has reviewed the proposals and has confirmed the proposed works would preserve and enhance the character and appearance of the Seven Dials Conservation Area.

The proposed rear extension at basement and ground floor levels would infill part of the rear lightwell to facilitate the construction of an internal staircase to one of the new retail units. The proposed extension would be modest in size and scale and appropriately designed with a pitched slate roof. Overall, the alterations to the rear, including the replacement of a non-original first floor rear window and removal of a full-height stainless steel flue, would result in a more uniform appearance to the rear of the building, which is considered to be an improvement on the existing situation.

Due to the location and nature of the proposed development, the works would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

Objections were initially received from the Seven Dials Conservation Area Advisory Committee and the Covent Garden Community Association, but subsequently withdrawn following revisions to the scheme involving the replacement of the proposed metal shopfronts with traditionally detailed timber shopfronts. A comment was received from a neighbour noting that both of the adjacent neighbouring buildings are Grade II listed. The planning history of the site and surrounding area were taken into account when coming to 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 proposed development also accords with policies of the London Plan 2021 and of 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer