

Application ref: 2021/1254/P
Contact: Tony Young
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Date: 7 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Great Queen Street
London
WC2B 5DH

Proposal:
Alterations to shopfront, including installation of timber shopfront and canvas awning, new entrance door and metal grilles (following removal of external shutter).

Drawing Nos: (2101-EMR-GQ-ZZ-AP-A-)00101 rev PL02, 00102 rev PL01, 01101 rev PL01, 31101 rev PL03, 31102 rev PL02.

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: (2101-EMR-GQ-ZZ-AP-A-)00101 rev PL02, 00102 rev PL01, 01101 rev PL01, 31101 rev PL03, 31102 rev PL02.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement timber-framed shopfront is simple and well proportioned in design terms, including the recessed awning box and metal grilles which would appropriately mirror the proportions and vertical building lines of the new glazed timber door, window and stallriser below. An existing solid external shutter would be permanently removed as part of the proposal.

The proposed plain canvas awning would not obscure any architectural or historic features of the host property and adjacent buildings, nor have any harmful impact on the setting of the nearest listed building (No.5 Great Queen Street). The awning would be approximately 3.1m in height above ground level and at least 1m from the edge of the pavement when fully extended 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 neighbouring amenity.

Overall therefore, the proposals are considered to be acceptable in terms of their size, design, material and location, and would not have any adverse impact on the character and appearance of the host building, streetscene or Kingsway Conservation Area.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to an existing shopfront.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 2021, and the National Planning Policy Framework 2021.

- 2 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for any new or replacement signage shown on the drawings.
- 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, 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 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) 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 2021.

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