

Application ref: 2021/3809/P
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Date: 11 October 2021

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

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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:
37A Neal Street
London
WC2H 9PR

Proposal:

Alterations to Shorts Gardens elevation consisting of formation of two entrance doors (in existing openings) (and removal of ATM) in association with creation of separate units on ground floor (37a Neal Street) and in basement.

Drawing Nos: 25041-A: 001 P3, 100 P4, 101 P3, 110 P3, 111 P3, 150 P4, 151 P3, 200 P4, 201 P3, 300 P3, 400 P4, 500 P2, 600 P2

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 drawings:

25041-A: 001 P3, 100 P4, 101 P3, 110 P3, 111 P3, 150 P4, 151 P3, 200 P4, 201 P3, 300 P3, 400 P4, 500 P2, 600 P2

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The works for which planning permission are required include converting two existing arched filled openings on the Shorts Gardens elevation into entrance doors (including the removal of an ATM from one of the openings). The proposal is required to enable the separation of the ground floor shop at 37a Neal Street from the basement at the site, which extends to the rear, in Shorts Gardens.

The building is Grade II listed and located in the Seven Dials Conservation Area. A separate application has been submitted for Listed Building Consent (2021/4021/L) and this includes the reconfiguration of ground floor internal walls and provision of lift to basement in addition to the works for which planning permission are required.

The internal separation of the ground floor shop unit from the ancillary basement (which is used in connection with the ground floor shop) would not require planning permission given no change of use is involved.

The new entrance doors would occupy the existing (original) openings on the Shorts Gardens elevations would not detract from the character or appearance of the Conservation Area or the merits of the listed building in the townscape. This part of the elevation has been altered and no longer represents the historic arrangement. Furthermore, the design of the doors is in keeping with the listed building and the wider conservation area.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not have any effects on the amenity of any neighbouring properties in terms of light, privacy or outlook.

The entrance doors would be off the pavement on Shorts Gardens elevation and there should be no undue loss of safety for users of the building, pedestrians or motorists as a result of the proposal.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer