

Application ref: 2021/3728/P
Contact: Fast Track Team
Tel: 020 7974
Email:
Date: 1 November 2021

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

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WD architecture
216 South Ealing Road
LONDON
W5 4RL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor Shop
90-92 Grays Inn Road
WC1X 8AD

Proposal: Alteration to shopfront at no.90 from a fixed panel glass to 4 bifold doors
Drawing Nos: A001; A100; A101; A1002.

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 plans: Existing location plan; Proposed Block plan; Existing Front Elevation; Existing Ground Floor plan; Proposed Front Elevation; Proposed Ground Floor plan; A1002; one existing photograph; Design and Access Statement received 2nd August 2021.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed changes to the façade are minor comprising: replacing the fixed panel glass with 4 bifold frameless doors. Folding shopfronts are not generally considered acceptable, particularly on historic buildings in Conservation Areas. In this case the existing shopfront is not noted as making a positive contribution and comprises a modern fully glazed fixed panel with the entrance to the unit on the adjacent shopfront. The traditional fascia is being retained and the wider detailing to the shopfront which adds to its character and appearance. Whilst when open it will leave a void, given this is frameless and will appear as one window when closed and the retention of other features of merit in this case it is considered acceptable. The proposal is not considered to have a detrimental impact on the character and appearance of the host building, terrace of which it forms part of the wider conservation area. The proposed design is considered appropriate and is aligned with the existing, commercial character already established in the area and of the host building.

The proposal will not have a detrimental impact in In terms of neighbouring amenity.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, CPG1 Design, the Hatton Garden Conservation Area Appraisal 2017, 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



Daniel Pope
Chief Planning Officer