

Application ref: 2022/3161/P
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Date: 1 November 2022

Development Management
Regeneration and Planning
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WC1H 9JE

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planning@camden.gov.uk
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:
27 Goodge Street
London
W1T 2LD

Proposal:
Installation of new shopfront and replacement of existing awning.
Drawing Nos: Site Location Plan A-001-P1, A-700-P2, A-701-P3, A-702-P2, Covering Letter (dated 25/7/2022)

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 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan A-001-P1, A-700-P2, A-701-P3, A-702-P2, Covering Letter (dated 25/7/2022)

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of a timber framed replacement shopfront and replacement awning.

The proposals would increase the height of the glazing by removing the existing horizontal solid portion below the fascia. The existing stallriser would be lowered by approx. 0.3m, and the existing louvres would be replaced by timber louvres. Two fanlights are proposed above the two existing doors, one which serves the upper floor offices and the other serving the shop. The door serving the shop would be replaced by a timber door of a similar appearance to the existing, and a new timber awning would replace the existing.

The proposed alterations are minor in nature and would be constructed with traditional materials. The proposed shopfront would be sympathetic to the host building and would not harm the character and appearance of the host building, streetscene or conservation area. The shopfront would have a traditional appearance that would be in keeping with other shopfronts along Goodge Street. The proposed awning would be a traditional retractable version in canvas material. It would not obscure any existing historic or architectural features and would not be out of character, as there are a number of buildings along Goodge Street that include awnings. It is thus considered acceptable.

A new fascia board and projecting sign with iron bracket at 1st floor level are also proposed. These are considered appropriate in principle in terms of size and location. However these would require separate advertisement consent and would not form part of the assessment of this planning application. An informative has been attached to the decision notice advising the applicant of this.

The proposal is considered to preserve the character and appearance of the 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 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.

- 5 You are advised that the proposed replacement fascia sign and new projecting sign shown on the approved plans do not benefit from planning permission and may require advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page. The signature is fluid and cursive, with the letters 'D' and 'P' being the most prominent.

Daniel Pope
Chief Planning Officer