

Application ref: 2022/2696/P
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Date: 10 November 2022

Development Management
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Studio Cubic Ltd
Navigator House
60 High Street
Hampton Wick
KT1 4DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Northington Street
London
WC1N 2JE**

Proposal:

Installation of replacement shopfront and awning and minor alterations (Retrospective)
Drawing Nos: Site Location Plan FRD-A-P-401, FRD-A-P-101, FRD-A-P-601, FRD-A-P-102 Rev 2

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 shall be retained in accordance with the following approved plans- Site Location Plan FRD-A-P-401, FRD-A-P-101, FRD-A-P-601, FRD-A-P-102 Rev 2

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

- 2 The proposed portable ramp for wheelchair access to the front entrance (as shown on drawing number FRD-A-P-102 rev 2) shall be used only when required and shall not be stored on the public highway when not in use.

Reason: To provide access to all and to avoid obstruction of the adjacent

footpath to the detriment of pedestrians and highway safety in accordance with policies C6 and T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The installation of a new shopfront is now completed. The new shopfront is finished in timber cladding which has been painted light brown with brown tiling at the bottom and timber framed windows with stallrisers. The materials and finishes are considered sympathetic to the conservation area, streetscene and the host property. Four timber framed windows and a central aluminium door provide a sufficient ratio between glazing and solid and are considered acceptable. The fascia board is identical to the previous one in size and location.

There is a traditional canvas awning finished in brown which is considered an acceptable addition in the conservation area and replaced a previous awning.

A portable ramp will be used to provide wheelchair access to the front entrance which is secured by condition.

The proposal is considered to preserve the character and appearance of the Bloomsbury 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. One comment was received by the Bloomsbury Conservation Area Advisory Committee stating that the fascia design could be improved and detailed drawings are required for the shopfront. Nevertheless it is considered that the shopfront is not harmful to the character and appearance of the conservation area and that sufficient details have been submitted in order to assess the works.

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, C6 and T1 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).

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>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer