

Application ref: 2022/2372/L
Contact: Sam Fitzpatrick
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Date: 10 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

www.camden.gov.uk/planning

Retail Design Solutions
The Mill Store
35 Foundry Lane
Colchester
co6 2sb
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**89 Leather Lane
Camden
London
EC1N 7TS**

Proposal:

Various works including general refurbishment of property and internal alterations including new partition walls and doors, decorations, fixtures, and fittings. Redecoration works to shopfront and general making-good.

Drawing Nos: Location Plan; Existing Store Plan 1.0; Existing Store Plan 1.1; Existing Elevation 2.0; Existing Ground Floor GA 1.1; Proposed External Elevation 3.2; Proposed Ground Floor GA 4.1; Proposed Basement GA 4.2; Proposed Ground Floor Finishes 10.1; Proposed Basement Floor Finishes 10.2; Proposed Internal Elevation 8.1; Proposed Ground Floor RCP 7.1; Proposed Basement RCP 7.2; Proposed Ground Floor Fire and Security 17.1; Proposed Basement Fire and Security 17.2; Heritage Statement; Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposal relates to a shopfront that is part of a grade II listed building located within the Hatton Garden Conservation Area. The listed building is part of a terrace of Georgian houses, all of which have shopfronts at ground floor level and make a positive contribution to the conservation area.

The proposal is for external alterations to the shopfront and internal works such as new fixtures, fittings, and doors. Although the works were proposed at the time of application, the works were carried out around the time of August and September, so the application is retrospective. The details of the signage are covered by an associated application for advertisement consent, 2022/2360/A.

All internal and external works have been considered and deemed acceptable by a conservation officer who was consulted. The original plans proposed that the shopfront be painted a colour that was deemed inappropriate, and this was then changed by the applicant to an agreed colour that was more suitable for the site and its context. As such, the proposed works will not harm the special interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The application has been advertised in the press and by means of a site notice, though there were no consultation responses. The site's planning history has been taken into account when making this decision.

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

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer