

Application ref: 2022/3483/P
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Date: 28 November 2022

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

Phone: 020 7974 4444

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:
47 Goodge Street
London
W1T 1TD

Proposal: Installation of a replacement timber shopfront with awning and projecting sign.

Drawing Nos: A-001-P2; A-100-P2; A-101-P2; A-102-P2; A-201-P2; A-202-P3; A-203-P4; A-204-P3

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: A-001-P2; A-100-P2; A-101-P2; A-102-P2; A-201-P3; A-202-P3; A-203-P4; A-204-P3.

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 application site refers to a ground floor commercial unit, with offices and residential units located on the upper floors. The site is characteristic of the local area, being defined as making a positive contribution to the character of the Charlotte Street Conservation Area.

The proposed replacement shopfront is considered appropriate in terms of design, proportions, and materials as it would respect the architectural features of the host building. It would retain traditional shop front elements including a solid panel to the door aligned with the stall riser and a canvas retractable awning positioned beneath the fascia. It is in-keeping with the characteristics of the neighbouring ground floor commercial units and visually relates to the upper floors with vertical timber mullions which sub-divide the glazed element.

The secondary door to the upper floors is no longer required due to the lateral conversion of the upper floors at numbers 47-49 Goodge Street, as approved by planning permission ref: 2017/5691/P. Therefore, the relocation of the ground floor entrance door is considered acceptable, and it provides level access with minimum clear door width. The retractable awning exceeds Camden Planning Guidance for the minimum height and distance to the kerb edge. Overall, the design and materials are sympathetic to the character and appearance of the host building, street scene and Charlotte Street Conservation Area.

The proposed projecting sign would benefit from deemed consent; any illumination would require advertisement consent.

Given the minor nature of the alterations they are not considered to negatively impact on the amenity of neighbours in terms of light spill, loss of privacy or outlook and encourage natural surveillance between the host building and the street scene.

Following consultation, no objections have been received prior to making this decision. The planning history of the site has been considered when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

As such, the proposal 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer