

Application ref: 2022/4191/P
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Date: 4 April 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Home Office Architects
39 Forestdale
London
N14 7DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**253-255 Kentish Town Road
London
NW5 2JT**

Proposal:

Installation of new shopfront including relocated restaurant entrance.

Drawing Nos: Site Plan rev A, Location Plan rev A, 101 rev A.

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 Plan rev A, Location Plan rev A, 101 rev A.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site lies within the Kentish Town Neighbourhood Plan area. It also falls within a local plan centre area in which there are a variety of shopfronts, some more traditional and in keeping with the local character more than others.

The existing shopfront comprises floor to ceiling glazing with a central glass door and a fascia board above. The building forms part of a modern 1980's infill terrace of 3 storey properties. The new shopfront would include a combination of glazed and solid elements. The proposed glazed elements of the shopfront would be sliding doors which can be opened in the summer months. Initially folding doors were proposed to serve a similar function but these have been superseded to ensure there is no encroachment onto the public footpath which serves a high volume of pedestrian traffic. A solid timber panel and timber entrance door to the right-hand side would replace the existing central glazed door. The shopfront alterations proposed are considered to improve the proportions of the solid to glazing elements within the shopfront and break up the area of glazing. An additional panel of timber cladding below the fascia further reduces and improves the scale of the glazed elements below.

Overall, the design, proportions, modulation and materiality put forward are considered to better reinforce and enhance the local character, in line with the aims of D1 and D3 of the Camden Local Plan and D3 of the Kentish Town Neighbourhood Plan, and the Council's Design Camden Planning Guidance.

The existing and proposed shopfront entrance is accessible from the street and therefore retains inclusive access in line with policy C6 of the Camden Local Plan.

In terms of neighbour amenity, the changes are limited to the shopfront of the property, and there is no change in terms of projection or mass. For this reason, the proposed works are not considered to cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing etc.

The Kentish Town Neighbourhood Forum has advised that they have no comments to make to the proposal. No objections were received during the course of the application. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, C6, D1 and D3 of the Camden Local Plan 2017 and policy D3 of the Kentish Neighbourhood Forum Plan, as well as 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer