

Application ref: 2022/2163/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 6 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

Sorrel Group
The Old Barn
Scrips Business Park
Cut Hedge Lane
Coggeshall
Essex CO6 1RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

50-54

Kingsway

London

Camden

WC2B 6EP

Proposal:

Alterations to shopfront including installation of ventilation grilles, replacement windows and door and cladding.

Drawing Nos: FAR-KW-00-00; FAR-KW-00-01; C7-2.3; KP-002; KP-001; KP-004-01;
KP-003 04-009; 04-002-A; G; 04-001-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 FAR-KW-00-00; FAR-KW-00-01; C7-2.3; KP-002; KP-001; KP-004-01; KP-003 04-009; 04-002-A; G; 04-001-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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission/consent-

The original proposal was the replace the shopfront, canopies and grilles with a largely glazed modern shopfront with metal cladding and grilles. The proposal was revised to a timber shopfront with six windows and one door with stall risers and installation of three linear grilles. The proposal would result in a shopfront which incorporates traditional features and materials in keeping with the other shopfront within the building creating uniformity and enhancing the appearance of the building. The size and the design of the ventilation grilles has been reduced and although they are not a feature of traditional shopfront in the revised design they would not appear out of character and are not dissimilar to those on the previous shopfront.

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

Kingsway 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 would not impact on neighbour amenity. The application is not for the placement or installation any external mechanical plant, the replacement louvres would serve existing internal plant. Therefore an acoustic assessment is not warranted, however, a condition to ensure there is no noise breakout is included on this permission.

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.

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 and title of the signatory.

Daniel Pope
Chief Planning Officer