

Application ref: 2023/0148/P
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Date: 24 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

Mr Festim Rina
24 Danziger Way
WD6 5DA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**110 Fortune Green Road
Camden
London
NW6 1DH**

Proposal: Installation of new shopfront including new access door and glazing and replacement of existing decking and balustrades.

Drawing Nos: Location Plan; Site Plan; DT_EX_GF_REV1;
DT_EX_FRONT_ELEV_REV1; DT_EX_SIDE_ELEV_REV1; DT_EX_SECT_A_REV1;
DT_PROP_LAYOUT_REV2; DT_PROP_FRONT_ELEV_REV2;
DT_PROP_BALUSTRADE_REV2; DT_PROP_SIDE_ELEV_REV2;
DT_PROP_SECT_A_REV2.

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: Location Plan; Site Plan; DT_EX_GF_REV1; DT_EX_FRONT_ELEV_REV1; DT_EX_SIDE_ELEV_REV1; DT_EX_SECT_A_REV1; DT_PROP_LAYOUT_REV2; DT_PROP_FRONT_ELEV_REV2; DT_PROP_BALUSTRADE_REV2; DT_PROP_SIDE_ELEV_REV2; DT_PROP_SECT_A_REV2.

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 proposal involves works to the ground floor shopfront, including the replacement of an existing raised timber platform with balustrades to accommodate an external seating area, new glazing panels and hinged door to the aforementioned seating area, and a replacement entrance door. Existing awnings would be maintained.

The proposed seating area matches the existing in dimensions and scale and would be constructed of the same material as existing . It is also noted that the decking is only proposed to be installed within the forecourt of the property, and that similar works within small forecourts such as this have been approved in the nearby area (see 2022/4225/P and 2012/3837/P). The existing level access would be maintained, and the new platform would have timber balustrades, which was revised from glass balustrades following officer comments. The proposed shopfront design was also amended following these officer comments, and a folding shopfront has been removed from the proposal which would have been inappropriate in terms of design.

It is now proposed to replace the existing front windows of the shopfront with a single hinged door and two panels of glazing either side. This design would maintain the existing stall risers which are important traditional features of the shopfront that should be preserved, and the colour and material of the replacement shopfront would match the existing. The proposal does not detract from the appearance or character of the building or surrounding area and it considered that the proposed changes to the shopfront in terms of their design, size, materials, and location are acceptable.

The proposals are not considered to cause any adverse impacts on the amenity of neighbouring occupiers, including in terms of privacy, outlook, or light spill.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

As such, the proposal is in general accordance with policies A1, D1 and D3 of the London Borough of Camden Local Plan 2017 and policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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>.

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.

Daniel Pope
Chief Planning Officer