

Application ref: 2023/0649/P
Contact: Fast Track TC
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Date: 31 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Fusion Design and Architecture
4 Risborough Street
London
SE1 0HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10 Jamestown Road
London
Camden
NW1 7BY**

Proposal:

Alterations to shopfront including cladding, lighting, and blocking of one entrance door.
Drawing Nos: 110.146/300; 110.146/301; 110.146/302; 110.146/100; 110.146/101

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 110.146/300; 110.146/301; 110.146/302; 110.146/100; 110.146/101

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 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 proposal is for alterations to the shopfront, comprising of painted corrugated tin fascia panels with metal border framework to over clad the existing fascia panels, LED to span width of shopfront, illuminating the tin fascia panels, metal trim angle to bottom of fascia panel, to cloak LED detail, 1x external wall light fixed to central brick column, new tiling comprising mixture of tile colours to over clad the existing stall riser blocking one entrance door. The new shopfront is considered to be acceptable in terms of its size, design, lighting, and materials. The proposal would be in keeping in the streetscene. The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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 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.](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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer