

Application ref: 2023/1275/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 7 June 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

Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
114 Boundary Road
London
Camden
NW8 0RH

Proposal:
Creation of front lightwell with associated stairs to basement; installation of new railings; new shopfront; and subdivision of ground floor and basement to create two separate Class E units.

Drawing Nos: (Prefix 2214-L) 001 Rev A, 011, 012, 015, 021, 022, 025 Rev A, 026 Rev B, 027 Rev A, and Design & Access Statement

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:

(Prefix 2214-L) 001 Rev A, 011, 012, 015, 021, 022, 025 Rev A, 026 Rev B, 027 Rev A, and Design & Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, and staircase;

- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfront at a scale of 1:10;

- c) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth; and

- d) Typical details of the replacement scroll.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 existing Class E unit, which encompasses the lower ground and ground floors is proposed to be subdivided in order to create separate Class E units. As there is no loss of Class E floorspace associated with the subdivision, and that the two units are considered to be of a sufficient floor area to be commercially viable as separate units, the subdivision into two Class E units is considered acceptable.

In order to facilitate separate access to the lower ground floor, the front lightwell will be opened up and a staircase installed, in line with established precedent along Boundary Road. It is noted that the proposal does not constitute excavation given the lightwell is existing and has been covered up with a paved slab in the past. As such, no Basement Impact Assessment was required. The new stairs and railings surrounding the lightwell will be made of historically accurate high-quality metal in a black finish, the details of which will be secured by condition.

The new timber shopfront will include a repositioned door from the centre of the shopfront to the right side and will reuse the existing door to help conserve the historic character of the shopfront. The shopfront details, including timber windows and doors at both lower ground and ground floor levels, will be secured by condition. The application drawings indicate that a decorative scroll on the shopfront will be reinstated, which is welcomed and will enhance the character of the host building.

It is considered that the proposed alterations to the timber shopfront and the installation of metal stairs and railings will help conserve and enhance the character of the host building and the wider St. John's Wood Conservation Area.

It is considered that due to the scale and scope of the works proposed, the development would have a negligible impact on the amenity of neighbouring occupiers.

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.

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 Listed Buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer