

Application ref: 2022/4332/P  
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Date: 9 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ArkleBoyce  
Matthew Murray House, Unit 9 First  
97 Water Lane  
Holbeck  
Leeds  
LS11 5QN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**21-23 Shorts Gardens**  
**London**  
**Camden**  
**WC2H 9AS**

#### **Proposal:**

External alterations to the existing ground floor facade and shopfront, including installation of an awning and planting above the fascia.

Drawing Nos: Location Plan; design & Access Statement; 22031-P-AP-020-A ; 22031-P-AP-020-A(colour); 22031-P-AP-021-B; 22031-P-AP-021-B(colour); 22031-P-AL-021-B(2); 22031-P-AL-021-B(2)(colour); 22031-E-AP-002; 22031-E-AP-003; 22031-E-AP-004; 22031-E-AP-010; 22031-E-AP-011; 22031-E-AP-012; 22031-E-AP-020; 22031-E-AP-021

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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; design & Access Statement; 22031-P-AP-020-A ; 22031-P-AP-020-A(colour); 22031-P-AP-021-B; 22031-P-AP-021-B(colour); 22031-P-AL-021-B(2); 22031-P-AL-021-B(2)(colour); 22031-E-AP-002; 22031-E-AP-003; 22031-E-AP-004; 22031-E-AP-010; 22031-E-AP-011; 22031-E-AP-012; 22031-E-AP-020; 22031-E-AP-021)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The planting at facial level shall be planted in accordance with the details hereby approved and maintained in accordance with the approved maintenance strategy. Any planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Reason: In order to ensure high quality soft landscaping in and around the site in the interests of ecology and visual amenity in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 5 The front bi-fold windows hereby permitted shall not be opened outside the hours of 09:00 and 21:00 Monday to Sunday.

Reason: To safeguard the amenities of the surrounding residential premises and the area generally in accordance with the requirements of policies A1 and A4 of the 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 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.
- 3 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](http://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



Daniel Pope  
Chief Planning Officer