

Application ref: 2023/1795/P
Contact: Obote Hope
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Date: 1 August 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

Dr David Kossoff
259 KentishTown Road
London
NW5 2JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
259 Kentish Town Road
London
NW5 2JT

Proposal:
The installation of a awning to existing shopfront.
Drawing Nos: 60688_1A Awning Concept; 60688_1A without Valance and Site map by
Terra Quest.

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 60688_1A Awning Concept; 60688_1A without Valance and Site map by Terra Quest.

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

- 3 When not in use, the awning/canopy hereby permitted shall always be retracted.

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 proposal is for the installation of a retractable awning above the shopfront to provide cover to the area of the ground floor bakery that is served by large panes of full height glazing. The awning will reduce overheating and glare to the internal space during the summer months.

Awnings above shopfronts are an established feature and part of the streetscene especially immediately to the south of 259 Kentish Town Road. The subject building is of a contemporary design and the proposed awning would be appropriate in terms of its position. The guidance indicates a preference for canvas awnings and the applicant has confirmed that the proposed material would be. This would ensure that the ensure that the material would be of high quality fabric which would preserve the character and appearance of the street and wider area.

The guidance advises that awnings should be retractable and a condition is to be attached that the awning should be retracted when the commercial unit is not in use - in the interests of the appearance of the building, streetscene and wider area.

The height and projection of the awning would not result in any loss of safety for any users of the highway or visitors to the area given the pavement is approximately 6.8m in width and whilst the proposed awning would measure at least 2.2m from the pavement to ensure that pedestrians can continue to use the pavement safely. Thus, the proposal is considered acceptable in this instance.

The site's planning and appeals history has been taken into account when coming to this decision and no comment/objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, D1 and D3 of the Camden Local Plan 2017. The development also accords with the NPPF 2021 and the London Plan 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



Daniel Pope
Chief Planning Officer