

Application ref: 2022/5526/P  
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Date: 22 October 2023

**Development Management**  
Regeneration and Planning  
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IDL Group  
17 Black Friars Ln  
London  
EC4V 6ER  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**261 Camden High Street  
London  
NW1 7BU**

Proposal:

Replacement of the existing shopfront/fascia and glazing with new tiled finish and new skylight to replace existing.

Drawing Nos: 2531-IDL-NA-ZZ-DR-A-10001 Rev (2-01); 2531-IDL-NA-ZZ-DR-A-16001 Rev (2-00); 2531-IDL-NA-ZZ-DR-A-00001 Rev (1-07); 2531-IDL-NA-ZZ-DR-A-11001 Rev (2-00); 2531-IDL-NA-ZZ-DR-A-01001 Rev (1-00); 2531-IDL-NA-ZZ-DR-A-06001 Rev (1-02)

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 2531-IDL-NA-ZZ-DR-A-10001 Rev (2-01); 2531-IDL-NA-ZZ-DR-A-16001 Rev (2-00); 2531-IDL-NA-ZZ-DR-A-00001 Rev (1-07); 2531-IDL-NA-ZZ-DR-A-11001 Rev (2-00); 2531-IDL-NA-ZZ-DR-A-01001 Rev (1-00); 2531-IDL-NA-ZZ-DR-A-06001 Rev (1-02)

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 the replacement of the existing shopfront/fascia and glazing with new tiled finish and new skylight to replace existing to the rear. The new shopfront is considered to be acceptable in terms of its size, design, materials and location. The existing shopfront is a glazed modern shopfront of little architectural merit. Whilst a traditional shopfront with stall riser would be preferable, considering what it is replacing the replacement shopfront (which is fully glazed and modern) is acceptable. The key difference in design is the centrally positioned door. The door are sufficiently wide to be accessible for all. The proposals also includes replacement of a skylight to the rear. The replacement would have a similar size and design and is considered acceptable.

The proposals 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 Camden Town CAAC commented that they are not generally supportive of fully glazed shopfront but in the circumstances would not object to this proposal. 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, C6, 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>.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer