

Application ref: 2023/3253/P
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Date: 22 February 2024

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

Walsingham Planning
Brandon House
King Street
Knutsford
Cheshire
WA16 6DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
325 Kentish Town Road
London
NW5 2TJ

Proposal:
Replacement shopfront including relocation of entrance door.

Drawing Nos: (KT23-KC) P001; SK099 Rev A; SK100 Rev C; SK210 Rev G

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 - (KT23-KC) P001; SK099 Rev A; SK100 Rev C; SK210 Rev G

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.

Informatives:

- 1 Reasons for granting permission.

The application site is the ground floor of a four-storey building facing Kentish Town Road and extending at the rear to York Mews. The upper floors consist of residential flats. The site is within the designated town centre area which is characterised by ground floor retail and commercial units with good transport links.

The proposal seeks to replace a non-original glazed shopfront with alterations to the entrance within the existing architectural surround. During the application, revisions were made to the proposed materials. As a result, it is considered appropriate in terms of design, proportions, and materials as it would respect the architectural features of the host building, the upper floors, and the character of shopfronts in the area. The entrance would be relocated to the centre of the shopfront and widened to provide level access with minimum clear door width requirements. The alterations are typical in this commercial locality and would not be considered harmful to the character or appearance of the host building or street scene.

Given the minor nature of proposed works they are not considered to harm the amenity of nearby occupiers in terms of outlook, loss of privacy or light spill to any greater extent than the existing arrangement.

No objections have been received prior to making this decision. The Kentish Town Neighbourhood Development Forum have confirmed they have no objection to the proposals. The site's planning history was considered when making this decision.

As such, the proposal is in general accordance with policies A1, C6, D1 and D3 of the Camden Local Plan 2017. Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

- 4 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.

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 2023.

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