

Application ref: 2024/1753/P  
Contact: Gary Wong  
Tel: 020 7974 3742  
Email: [gary.wong@camden.gov.uk](mailto:gary.wong@camden.gov.uk)  
Date: 26 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bonnystreet (Town) Planning Limited  
41a Birdhurst Rise  
London  
CR2 7EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**53-55 Prince Of Wales Road**  
**London**  
**NW5 3LL**

#### **Proposal:**

Replacement to existing shopfront and insertion of 2 x roof lights (to facilitate change of use from commercial to residential).

Drawing Nos: PP-12787310(FULL)-P05, PP-12787310(FULL)-00, PP-12787310(FULL)-P01, PP-12787310(FULL)-P02, PP-12787310(FULL)-P03, PP-12787310(FULL)-P04, PP-12787310(FULL)-01, PP-12787310(FULL)-02, PP-12787310(FULL)-03, PP-12787310(FULL)-04, Fire Safety Statement PP-12787310 dated FEBRUARY 2024 and Planning and Design Statement PP-12787310 prepared by Bonnystreet Planning Limited dated February 2024.

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:

Drawings No. PP-12787310(FULL)-P05, PP-12787310(FULL)-00, PP-12787310(FULL)-P01, PP-12787310(FULL)-P02, PP-12787310(FULL)-P03, PP-12787310(FULL)-P04, PP-12787310(FULL)-01, PP-12787310(FULL)-02, PP-12787310(FULL)-03, PP-12787310(FULL)-04, Fire Safety Statement PP-12787310 dated FEBRUARY 2024 and Planning and Design Statement PP-12787310 prepared by Bonnystreet Planning Limited dated February 2024.

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 Reasons for granting permission:

Permission is sought for replacement to existing shopfront and insertion of 2 x rooflights to facilitate change of use from commercial to residential which has been submitted under a separate prior approval application, ref. 2024/1865/P (under consideration). The proposed works would include the relocation of the entrance door from the left to the middle, replacement of the existing single-glazed front windows with double-glazing timber casement windows and insertion of 2 x rooflights within the flat roof. It is noted the application property is not listed nor within any conservation area.

The proposal is considered to enhance the visual appearance of the property by way of rearranging of the existing door and windows and replacing the existing timber windows which are in poor condition, while maintaining similar proportions to existing. The 2 x rooflights would have a minimal protrusion and be concealed behind the existing parapet to street scene and therefore would have a limited visual impact.

In terms of amenity, the proposed window replacement would remain in similar proportions to the existing. Therefore, the proposed window replacement and insertion of 2 rooflights are not considered to cause any undue increase in overlooking. Overall, the proposal is considered acceptable in terms of amenity impact.

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.

As such, the proposed development is in general accordance with policies A1

and D1 of the Camden Local Plan 2017. 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 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](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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer