

Application ref: 2024/2108/P
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Date: 31 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Vivendi Architects LTD
Unit 3
37 High Street
London
N14 6LD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
273-275
Kentish Town Road
London
NW5 2LP

Proposal:

Alterations to shopfront including installation of new door
Drawing Nos: Site Location Plan 1963-EO1-00 P1, 1963-E02-00 P1, 1963-E03-00 P1,
1963-E02-01 P1, 1963-E02-02 P1, 1963-EO04-00 P, 1963-PO3-00 P1, 1963-P02-00
P1, 1963-P04-00 P1, Design and Access Statement

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:

Site Location Plan 1963-EO1-00 P1, 1963-E02-00 P1, 1963-E03-00 P1, 1963-E02-01 P1, 1963-EO2-02 P1, 1963-EO04-00 P, 1963-PO3-00 P1, 1963-P02-00 P1, 1963-P04-00 P1, Design and Access Statement

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:

The proposal involves alterations to the existing shopfront including the installation of a new separate entrance door to access the office space at the upper floors. An existing window within the shopfront would be reduced in size to accommodate the door. The application site is neither listed nor located within a conservation area. The door would be aluminium with a glazed fanlight above, and a fixed panel to the side. This would represent a relatively minor alteration that would not significantly detract from the overall appearance of the building. The use of aluminium is acceptable given the appearance of the building and the surrounding context. The door would be surrounded by stone cladding in keeping with the existing shopfront. Overall, the changes are considered acceptable and in keeping with the host and neighbouring properties.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 and 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 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.

- 5 You are advised that the change of use from office space (Class E) to residential use (Class C3) would represent a material change of use as per section 55 of the Town and Country Planning Act 1990 and that planning permission would be required for such development.

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