

Application ref: 2024/3646/P  
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Date: 10 October 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)

Avison Young  
65 Gresham Street  
London  
EC2V 7NQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Development Site At Former 152 To 156  
Kentish Town Road  
London  
NW1 9QB**

Proposal:

External alterations to existing shopfront and ventilation louvres at the ground floor rear of the unit

Drawing Nos: 20048-THPR-XX-XX-DR-A-1001; 20048-THPR-XX-00-DR-A-1002 rev P01; 20048-THPR-XX-00-DR-A 1003\_P01; 20048-THPR-XX-ZZ-DR-A-1001 rev P01; 20048-THPR-XX-EL-DR-A-1001 rev P01; 20048-THPR-XX-00-DR-A 1011\_P01; 20048-THPR-XX-00-DR-A-1011 rev P01; 20048-THPR-XX-EL-DR-A 1011\_P01.

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:

20048-THPR-XX-XX-DR-A-1001; 20048-THPR-XX-00-DR-A-1002 rev P01; 20048-THPR-XX-00-DR-A 1003\_P01; 20048-THPR-XX-ZZ-DR-A-1001 rev P01; 20048-THPR-XX-EL-DR-A-1001 rev P01; 20048-THPR-XX-00-DR-A 1011\_P01; 20048-THPR-XX-00-DR-A-1011 rev P01; 20048-THPR-XX-EL-DR-A 1011\_P01.

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 and policy D3 of Kentish Town Neighbourhood Plan 2016.

#### Informative(s):

- 1 Reasons for granting permission.

Permission is sought for external alterations to the existing shopfront and ventilation louvres at the ground floor rear of the unit.

#### Design:

The existing double glazed entrance doors to the ground floor are centrally located. It is proposed to reposition the entrance doors to one of the end bays. The 4 shopfront bays currently include full-height glazing with entrance doors in the end bay. The relocated front entrance doors would be full height glazed sliding doors but include a transom glazing bar above the glazed opening. This change would not harm the overall character or appearance of the building. The relocated entrance doors would provide level access from the street ensuring accessibility for all.

There are currently 2 separate single-width ventilation louvres on the rear elevation of the building at ground floor level. It is proposed to amalgamate these louvres to make 1 larger ventilation louvre. The proposed change is minor and would not affect the overall composition of the rear elevation of the building. This elevation is not visible from the street and would not harm the character or appearance of the street scene.

#### Biodiversity:

As this development does not impact a priority habitat and is on an existing area of hardstanding it is considered de minimis and would be considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The Kentish Town Neighbourhood Forum confirmed that they have no comments to make for the application (neither endorse or oppose). No objections were 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, D1 and D3 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 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.

- 5 Please be advised that the internal layout of the "as submitted" existing and proposed ground floor plan appears to be different from the internal layout of the ground floor plan that was approved under planning permission 2016/1372/P dated 21/11/2016 as amended by planning permission 2018/4518/P dated 22/05/2019. The differences include changes to the size and location of the bin and bike stores. Any changes to the internal layout including changes to the bin and / or bike store size or design may require separate planning permission. This permission only relates to the external changes highlighted in the red boxes on the approved ground floor plans.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer